### SCOPE OF WORK

THE SCOPE OF WORK DESCRIBED IN THESE INSTRUMENTS OF SERVICE IS THE CONSTRUCTION OF A SEVENTEEN LEVEL RESIDENTIAL CONDOMINIUM BUILDING WITH NINE FLOORS OF RESIDENTIAL 240 UNITS (LEVELS 8 & 14 OF RESIDENTIAL WILL HAVE A COMMON AREA TERRACE WITH POOL, GYM, LOUNGES, MOVIE THEATER, BANQUET ROOM W/CATERING AND RESTROOMS) AND 5 STAGGERED LEVELS OF PARKING LEVEL 3 AS HANDICAP AND 65,000 SQ FT OF SHOPPING GROUND

THE FOUNDATION WILL BE A PILE SUPPORTED SYSTEM OF AUGER CAST CONCRETE PILES. REFER TO SUBMITTED SOILS REPORT FOR ALLOWABLE PILE CAPACITIES. A SERIES OF CONCRETE PILE CAPS WILL TRANSFER THE VERTICAL LOADS TO THE GROUND. SHEAR WALLS LOCATED INTERNALLY IN THE BUILDING, AS WELL AS THE ELEVATOR SHAFTS, WILL TRANSFER LOADS INTRODUCED BY WIND TO THE FOUNDATIONS.

THE STRUCTURE OF THE BUILDING WILL BE DESIGN IN TWO PARTS THE PODIUM (RETAIL & PARKING) AS TRADITIONAL COLUMNS SYSTEM WITH POST TENSIONED FLAT SLAB CONCRETE, THE LIVING STRUCTURE WILL BE SEPARATE BY A TRANSFER SLAB THAT TRANSFER THE LOADS AND PROVIDES INHERENT FIRE AND SOUND PROTECTION TO THE LIVING AREA WITH A GFRC PANELS AS EXTERIOR FINISH. OTHER COMPONENTS OF THE EXTERIOR WILL BE ,GRANITE, ALUMINUM AND GLASS FLOOR TO CEILING CURTAIN WALL SYSTEM (PENTHOUSES), SLIDING AND FIXED ALUMINUM AND GLASS WINDOWS AND ALUMINUM AND GLASS SLIDING DOOR UNITS. ALL EXTERIOR COMPONENTS WILL BE DESIGNED

THE ROOFING COMPONENTS WILL BE A FLUID APPLIED MEMBRANE ROOF SYSTEM OVER CAST IN PLACE CONCRETE AND A STANDING SEAM METAL PRE-FORMED METAL SYSTEM.

THE UNITS WILL BE SELF CONTAINED INDIVIDUAL RESIDENTIAL COMPONENTS WITH SEPARATE ELECTRICAL METERING AND INDIVIDUAL "DX" SPLIT SYSTEM AIR CONDITIONING UNITS. THE WATER TO THE UNITS WILL BE PROVIDED THROUGH A COMMON METER WITH WATER COSTS AS A COMPONENT OF THE CONDOMINIUM ASSOCIATION HOME OWNERS DUES. UTILITIES FOR THE COMMON AREAS WILL BE A PART OF THE CONDOMINIUM ASSOCIATION DUES.

THE BUILDING WILL BE FULLY PROTECTED BY AN AUTOMATED FULLY SUPERVISED SPRINKLER SYSTEM AS WELL AS A WET STANDPIPE SYSTEM LOCATED IN TWO SEPARATE LOCATIONS ON EACH FLOOR.

THE BUILDING WILL BE PROVIDED WITH AN EMERGENCY ELECTRICAL GENERATOR WITH CAPACITY TO PROVIDE SAFE DOCKING OF THE ELEVATOR, OPERATION OF THE EMERGENCY LIGHTING AND THE ALARM SYSTEM AND THE OPERATION OF EMERGENCY SURGE PUMPS.

THE BUILDING WILL BE PROVIDED WITH PERMANENT SIGNAGE FOR ALL PUBLIC SPACES AND TO LOCATE THE INDIVIDUAL TENANT UNITS THESE SIGNS WILL BE X"X" SQUARE SOLID PLASTIC WITH CONTRASTING LETTERS AND BACKGROUND. LETTERING WILL BE PROTECTED BY A CLEAR PLASTIC SHEET LAMINATED TO THE FACE OF THE SIGN. ALL SIGNS WILL BE FURNISHED WITH THE APPROPRIATE BRAILLE COMPONENTS.

### **CODE INFORMATION:**

- THIS BUILDING WAS DESIGNED UNDER THE CONDITIONS PRESCRIBED BY THE STANDARD BUILDING CODE 1997 EDITION; NFPA-101 LIFE SAFETY CODE; AND THE CITY OF BILOXI'S LAND DEVELOPMENT ORDINANCE.
- THIS BUILDING IS CONSIDERED TO BE IN THE "HIGH RISE" CATEGORY AND IS DESIGNED TO THE STANDARDS PROVIDED BY THAT CLASSIFICATION. THE REQUIREMENTS OF ICC/ANSI A117.1-1998 ADAAG ARE IN PLACE FOR ALL OF THE PUBLIC AREAS OF THE BUILDING. THE INTERIOR SPACES ARE IN COMPLIANCE WITH THE FAIR HOUSING ACT - ACCESSIBILITY
- THE BUILDING ACCESSIBLE BY FIRE FIGHTING APPARATUS ALONG A PERPETUAL EASEMENT AT THE SOUTHEASTERN PROPERTY LINE. ALL WALL COVERINGS, FINISHES, FABRICS, WOODS, ACOUSTICAL TILES WILL HAVE A CLASS "A" FLAME SPREAD AND A SMOKE CONTRIBUTION OF 450 OR GREATER
- ALL FLOOR PENETRATIONS WILL BE SEALED WITH A FIRE BARRIER AND A FIRE SAFING THAT WILL MEET OR EXCEED THE RATING OF THE FLOOR SYSTEM BEING PENETRATED. ALL HARDWARE IN REQUIRED EGRESS DOORS WITH LOCKS WILL PROVIDED WITH A THUMB LATCH LOCK RELEASE FROM THE INSIDE AS TO PROVIDE AN UNIMPEDED EGRESS. (PANIC BARS IN REQUIRED AREAS)

### PROJECT WAIVERS:

ALL EXIT SIGNS WILL BE OF THE EMERGENCY TYPE, 4912 MCS.

TO PERMIT THREE (3) OFF-STREET LOADING SPACES.

- 1. THE DEVELOPER SHALL BE GRANTED A WAIVER OF ARTICLE 6, SECTION 6.4.7 Height, Area, and Bulk Requirements OF THE COMPREHENSIVE ZONING ORDINANCE TO PERMIT AN OVER ALL HEIGHT OF ONE HUNDRED NINETY (190) FEET, EXCEPT ALONG THE IBERVILLE STREET FRONTAGE WHICH SHALL BE A MAXIMUM HEIGHT OF SEVENTY (70) FEET ALONG A THIRTY(30) FOOT SETBACK, AND ALONG THE CANAL STREET FRONTAGE THE MAXIMUM HEIGHT SHALL BE ONE
- 2. THE DEVELOPER SHALL BE GRANTED A WAIVER OF ARTICLE 6, SECTION 6.4.7 OF THE COMPREHENSIVE ZONING ORDINANCE, WHICH PERMITS A MAXIMUM FLOOR AREA RATIO OF 6.0, TO PERMIT A MAXIMUM FLOOR AREA RATIO OF 14.4, SUBJECT TO THE APPROVAL OS A FINAL DESIGN BY THE STAFF OF THE HISTORIC LANDMARK COMMISSION (HDLC) AND STAFF OF THE CITY PLANNING COMMISSION (CPC).
- THE DEVELOPER SHALL BE GRANTED A WAIVER OF ARTICLE 6, SECTION 6.4.7 OF THE COMPREHENSIVE ZONING ORDINANCE, WHICH PERMITS A MINIMUM REAR BUILDING AND INTERIOR LOT LINE SETBACK OF TWENTY (20) FEET AT THE LOWEST RESIDENTIAL LEVEL WITH WINDOWS, SUBJECT TO THE APPROVAL OF FINAL DESIGN BY THE HISTORIC DISTRICTS LANDMARK COMMISSION (HDLC) AND STAFF OF THE CITY PLANNING COMMISSION (CPC).
- 4. THE DEVELOPER SHALL BE GRANTED A WAIVER OF ARTICLE 15, SECTION 15, TABLE 15.G Loading Requirements OF THE COMPREHENSIVE ZONING ORDINANCE, WHICH REQUIRED FIVE (5) OFF STREET LOADING SPACES TO BE PROVIDE,
- 5. THE DEVELOPER SHALL BE GRANTED A WAIVER OF ARTICLE 6, SECTION 6.4.10 OF THE COMPREHENSIVE ZONING ORDINANCE, WHICH REQUIRES 40,532 SQUARE FEET OF RETAIL TO PERMIT 28,116 SQUARE FEET OF RETAIL ON THE

### PROJECT PROVISOS::

- 1. THE DEPARTMENT OF SAFETY AND PERMITS SHALL ISSUE NO BUILDING PERMITS OR LICENSES FOR THIS PROJECT UNTIL FINAL DEVELOPMENT PLANS ARE APPROVED BY THE CITY PLANNING COMMISSION AND RECORDED WITH THE OFFICE OF CONVEYANCES. FAILURE TO COMPLETE THE CONDITIONAL USE PROCESS BY PROPERLY RECORDING THE PLANS WITHIN ONE YEAR TIME PERIOD OR FAILURE TO REQUEST AN ADMINISTRATIVE EXTENSION AS PROVIDED FOR IN ARTICLE 16, SECTION 16.9.11 OF THE COMPREHENSIVE ZONING ORDINANCE WILL VOID THE CONDITIONAL USE APPROVAL.
- 2. THE DEVELOPER SHALL SUBMIT AN APPLICATION RE-SUBDIVIDE ALL LOTS ASSOCIATED WITH THE SITE INTO ONE LOT OF RECORD PRIOR TO THE FINALIZATION OF THE CONDITIONAL USE. ADDITIONALLY, THE SUBDIVISION SHALL BE FINALIZED PRIOR TO THE ISSUANCE OF CERTIFICATE OF USE AND OCCUPANCY BY THE DEPARTMENT OF SAFETY AND PERMITS.
- THE DEVELOPER SHALL SECURE A LEASE AGREEMENT WITH THE DEPARTMENT OD PROPERTY MANAGEMENT, DIVISION OF REAL ESTATE AND RECORDS, FOR ANY ENCROACHMENTS INTO THE PUBLIC RIGHTD-OF-WAYOF CANAL, RAMPART. AND/OR IBERVILLE STREETS.
- SEE SHEET AO.1 FOR AREAS TO BE LEASED FROM THE CITY OF NEW ORLEANS. A LEASE AGREEMENT FOR THESE AREAS ARE INCLUDED WITH THIS SUBMISSION IN A SEPARATE DOCUMENT. REVIEW AND APPROVAL OF THE FINAL DESIGN PLANS AND EXTERNAL BUILDING MATERIALS BY THE STAFF OF THE HISTORIC LANDMARKS COMMISSION (HDLC) IS REQUIRED PRIOR TO THE DEVELOPER'S APPLICATION FOR DEMOLITION
- AND CONSTRUCTION PERMITS. DOCUMENTS WERE SUBMITTED TO THE HDLC ON JUNE 7.2013 FOR CONSIDERATION REVISED DOCUMENTS WERE SUBMITTED SEPTEMBER 30, 2013.

APPLICATION FOR A RE-SUBDIVISION OF WAS APPLIED FOR AND ACCEPTED SEPTEMBER 25, 2013.

- 5. THE DEVELOPER SHALL SECURE APPROVAL FOR ALL CURB CUTS FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO FINAL APPROVAL BY THE CITY PLANNING COMMISSION STAFF. • DOCUMENTS WERE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS ON AURUST 20, 2013 FOR CONSIDERATION, APPROVAL WAS SECURED WITH STAMPED PLANS 09-27-2013.
- THE DEVELOPER SHALL SUBMIT A REVISED BUILDING ELEVATION WHICH SHOWS COMPLIANCE WITH SECTION 706.6.1 OF THE INTERNATIONAL BUILDING CODE (IBC) OF 2009, FOR THE REQUIRED MINIMUM REAR BUILDING AND INTERIOR LOT LINE SETBACKS OF THE LOWEST RESIDENTIAL LEVEL WITH WINDOWS.
- ON MAY 9, 2013 THE ELEVATIONS SHOWN HEREIN WERE APPROVED BY THE CITY OF NEW ORLEANS BOARD OF STANDARDS AND APPEALS, DOCKET 1318. DOCUMENTATION WILL BE PRESENTED WITH THIS SUBMISSION. THE DEVELOPER SHALL SUBMIT REVISED PLANS WITH A MINIMUM OPEN SPACE RATIO OF 0.07 IN COMPLIANCE WITH ARTICLE 6, SECTION 6.4.7 OF THE COMPREHENSIVE ZONING ORDINANCE.
- SEE SHEET AL3.2-2,093(DOG WALK); SHEET AL4-1,947(8th FLOOR POOL AND PLAZ4); AL4-2-2,837 SOFT(14th FLOOR POOL AREA); SEE SHEET A0.1 FOR AREA RECAP SHOWING COMPLIANCE. 8. ALL REQUIRED OPEN SPACE LOCATED ON A ROOF OR DECK SHALL BE RESTRICTED TO PERSONS RESIDING IN THE BUILDING AND SHALL BE DIRECTLY ACCESSIBLE FROM A LOBBY OR OTHER PUBLIC AREA SERVED BY THE
- RESIDENTIAL ELEVATORS. SEE SHEET A1.3.2(DOG WALK); SHEET A1.4(8th FLOOR POOL AND PLAZA); A1.4.2(14th FLOOR POOL AREA); ALL AREAS ARE ACCESSIBLE BY BUILDING RESIDENTS ONLY AND THROUGH COMMON ACCESS POINTS.
- THE DEVELOPER SHOULD RESTORE NORTH RAMPART STREET SIDEWALKS AS PER REQUIREMENTS OF SECTION 146-193 OF THE CITY CODE. STREET TREES SHOULD BE PLANTED WITHIN THE RIGHT-OF-WAY OF RAMPART STREET
- SUBJECT TO THE REVIEW AND APPROVAL OF THE DEPARTMENT OF PARKS AND PARKWAYS. • SEE SHEET A.0.2 FOR PAVING LAYOUTS AND DETAILS AS WELL AS LOCATION OF STREET TREES, ALSO SEE SHEET LA1.1 FOR LANDSCAPING MATERIALS AND DETAILS, APPROVAL WITH STAMPED PLANS WAS SECURED 09-13-2013.
- 10. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH CBD-3 CENTRAL BUSINESS DISTRICT SIGNAGE REGULATIONS AND SHALL REQUIRE APPROVAL OF THE CBDHDLC. • SEE SHEETS A2.1,A2.2, AND A2.4 FOR LOCATION AND SIZE OF PROPOSED ALLOWED SIGNS. THIS SAME DOCUMENT WAS SUBMITTED TO THE HDLC AS A PART OF THE JUNE 7, 2013 HDLC APPROVAL PACKAGE.
- 11. THE DEVELOPER SHALL SUBMIT A TRAFFIC IMPACT ANALYSIS IN COMPLIANCE WITH ARTICLE 6, SECTION 6.4.8 Special Regulations AND ARTICLE 6, SECTION 6.12 Central District Traffic impact analysis, SUBJECT TO REVIEW AND APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS. A REVISED TRAFFIC STUDY WILL BE SUBMITTED AS A COMPONENT OF THIS DEVELOPMENT PACKAGE.
- 12. THE DEVELOPER SHALL SUBMIT A REVISED SITE PLAN SHOWING QUEUING SPACE AND TRAFFIC CIRCULATION FOR THE PARKING GARAGE, AS WELL AS A BREAK DOWN OF PARKING SPACES BY USE, SUBJECT TO THE REVIEW AND APPROVAL OF THE STAFF OF THE CITY PLANNING COMMISSION.
- SEE SHEET A1.1 OF THIS PACKAGE INDICATING THE QUEUING CAPACITY OF THE PROPOSED SITE PLAN. THE PROJECT WILL SUPPORT IT VEHICLES IN QUEUE.
- 13. THE DEVELOPER SHALL SUBMIT A REVISED SITE PLAN INDICATING THE PROVISIONS OF THREE (3) LOADING SPACES IN ACCORDANCE WITH ARTICLE 15, SECTION 15.3.4 Design Standards. SEE SHEET AO.3 OF THIS PACKAGE INDICATING THE LOCATION AND SIZE OF THE THREE REQUIRED OFF STREET LOADING SPACES. 14. THE FLOOR HEIGHTS OF THE DEVELOPMENT SHALL INCLUDE THE FOLLOWING MINIMUM STANDARDS ACCORDING TO THE USE OF EACH FLOOR; 1. RETAIL-20 FEET BETWEEN FLOORS (FLOOR TO FLOOR HEIGHT) ON FIRST FLOOR; 2. RETAIL-18 FEET BETWEEN FLOORS (FLOOR TO FLOOR) FOR SECOND AND HIGHER FLOORS; 3. PARKING LEVEL ONE-8 FEET 2 INCHES (THIS REFLECTS MINIMUM HEIGHT FROM THE FLOOR TO THE LOWEST CEILING STRUCTURE,
- FLOOR TO THE LOWEST OBSTRUCTION AS REQUIRED BY INTERNATIONAL BUILDING CODE OF 2009, SECTION 1208.2 (INTERIOR SPACE DIMENSIONS, MINIMUM CEILING HEIGHTS); 5. RESIDENTIAL APPROXIMATELY 10 FEET CLEAR • SEE SHEET A2.1, A2.2, A2.3, A2.4, A3.1 AND A3.4 OF THIS PACKAGE INDICATING THE VARIOUS FLOOR TO FLOOR HEIGHTS AS REQUIRED BY THE ABOVE PROVISO. REVISIONS TO ITEM #14 MODIFYING THE REQUIREMENT FOR PARKING

SUPPORT BEAM, OR OVERHEAD FIXTURE, SUCH AS CONDUIT, PIPELINE, LIGHTING OR ANY OTHER OBSTRUCTION MOUNTED ON THE CEILING AS REQUIRED BY ADA GUIDELINES.); 4. ALL OTHER PARKING LEVELS-7FEET 6 INCHES FROM

- FLOORS ABOVE THE THIRD FLOOR TO BE 7'-0" AS PER IBC 2009 CHAPTER 4 SECTION 406.2.2 "CLEAR HEIGHT" 15. THE STRUCTURE SHALL BE ABLE TO ACCOMMODATE AT LEAST 65,00 SQUARE FEET OF RETAIL OR 80,000 SQUARE FEET OF RETAIL AND RESTAURANT SPACE ON THE BOTTOM FLOORS OF THE BUILDING. SEE SHEET A0.1, A1.1 AND A1.2 OF THIS PACKAGE INDICATING THE FLOOR AREAS DEDICATED TO THE RETAIL COMPONENS OF THIS PROJECT.
- 16. THE FOLLOWING PRIMARY USES SHALL BE PROHIBITED: T-SHIRT SHOPS; FAST FOOD RESTAURANTS; CHECK CASHING ESTABLISHMENTS; SPORTING GOODS STORES UNDER 10,000 SQUARE FEET; AND ELECTRONIC APPLIANCE STORES UNDER 5,000 SQUARE FEET.
- AND ELECTRONIC APPLIANCE STORES UNDER 5,000 SQUARE FEET. 17. THE DEVELOPER SHOULD EMPLOY "LEED" OR "GREEN" BUILDING PRACTICES, MATERIALS, AND TECHNIQUES WHERE SUITABLE

• THE DEVELOPERS OF THIS PROJECT WILL PROHIBIT THE LEASING OF ANY RETAIL SPACE TO "T-SHIRT SHOPS", FAST FOOD RESTAURANTS, CHECK CASHING ESTABLISHMENTS, SPORTING GOODS STORE 10,000 SQUARE FEET

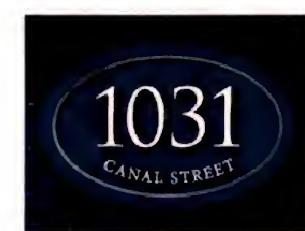
- THE DEVELOPERS OF THIS PROJECT ARE COMMITTED TO USE "LEED" OR "GREEN" BUILDING PRACTICES AND MATERIALS IN ACCORDANCE WITH 2030 AND NET ZERO, ALL MECHANICAL SYSTEMS WILL BE HIGH EFFICIENCY UNITS, ELECTRICAL SYSTEMS WILL USE "LED" LIGHTING FIXTURES, AND LOW VOLTAGE DEVICES WITH ELECTRONIC SENSORS TO CONTROL LIGHTING, THE MAIN CONSTRUCTION MATERIALS WILL BE LOCALLY PRODUCED CONCRETE, WITH THE MAIN EXTERIOR SKIN MATERIALS BEING PRODUCED WITHIN A 500 MILE RADIUS OF NEW ORLEANS. THE BUILDING'S DESIGN PROVIDES RECESSED BALCONIES THAT PROVIDE DEEP SHADING TO THE
- 18. THE DEVELOPER SHALL REQUEST THE GUIDANCE OF THE AFRICAN AMERICAN MUSEUM AND/OR THE CIVIL RIGHTS MUSEUM IN BIRMINGHAM, ALABAMA IN ORDER TO CREATE A APPROPRIATE TRIBUTE TO 1031 CANAL'S UNIQUE CIVIL RIGHTS HISTORY AS PART OF THE DEVELOPMENT. • THE DEVELOPER'S ARCHITECTS HAVE MET WITH DIRECTOR OF THE AFRICAN AMERICAN MUSEUM AND REQUESTED DIRECTION. THE DEVELOPERS ARE CURRENTLY PROPOSING A MEMORIAL PLAQUE COMMEMORATING

### THE EVENTS THAT OCCURRED AT THIS SITE. THIS PLAQUE WILL BE LOCATED IN A PROMINENT LOCATION ON THE CANAL FACADE OF THE BUILDING INDEX OF DRAWINGS

LANDSCAPING PLAN

GLASS WINDOWS AND DOORS

A0.1	TITLE SHEET, INDEX, BUILDING & CODE DATA	AREA RECAP:		<b>BUILDING DATA:</b>	
A0.2 A0.3 A1.1 A1.2	EGRESS, FIRE PROTECTION & ADA CODE DATA SITE & UTILITIES PLAN 1ST FLOOR PLAN - RETAIL 2ND FLOOR PLAN - RETAIL	SITE AREA GROUND FLOOR AREA	40,532.00 SQFT 40,323.58 SQFT	ZONING: CONSTRUCTION TYPE:	
A1.3	HANDICAP PARKING	PROVISO #15		BUILDING HEIGHT:	190 FEET MSL
A1.3.1 A1.3.2 A1.4 A1.4.1	TYPICAL PARKING 4-6 TYPICAL PARKING 7 8TH FLOOR 9TH-12TH FLOORS	GROUND FLOOR RETAIL SECOND FLOOR RETAIL TOTAL RETAIL	33,187.58 SQFT 35,062.30 SQFT 68,249.88 SQFT	BUILDING STORIES:	1-2 RETAIL 3-7 LEVEL PARI 8-17 RESIDENTIA
A1.4.1A	13TH FLOOR		00,2 10.00 Out 1	PARKING PROVIDED:	467 SPACES
A1.4.2 A1.4.3	14TH FLOOR 15TH FLOOR	ENTRY DRIVES	4,965.50 SQFT	<b>PARKING REQUIRED:</b>	NONE
A1.4.4 A1.4.5 A1.5	16TH FLOOR PENTHOUSES 17TH FLOOR PENTHOUSES ROOF PLAN	PARKING RESIDENTIAL FLOORS 8 -13	181,125.00 SQFT (5 LEVELS @ 36,225 SQFT EACH) 192,678.00 SQFT (6 LEVELS @ 32,113 SQFT EACH)	240 APARTMENT UNIT	S
A1.5.1 A2.1 A2.2 A2.3	DOOR AND WINDOW SCHEDULES CANAL STREET ELEVATION RAMPART STREET ELEVATION MISSISSIPPI RIVER SIDE ELEVATION	RESIDENTIAL FLOORS 14 - 15 PENTHOUSE FLOORS 16 - 17 TOTAL	55,770.00 SQFT (2 LEVELS @ 27,885 SQ FT EACH) 41,828.00 SQFT (2 LEVELS @ 20,914 SQFT EACH) 554,590.00 SQFT		- 1.
A2.4 A2.5 A2.6 A3.1	IBERVILLE STREET ELEVATION ADDITIONAL EXTERIOR ELEVATIONS ADDITIONAL EXTERIOR ELEVATIONS BUILDING SECTION	ALLOWABLE F.A.R @ 6% PROVIDED FAR (WITH PARKING)	243,192.00 SQFT 13.7% (14.4 SQFT AS ALLOWED BY WAIVERS)	е. ,=	
A3.2 A3.3 A3.4 A4.6.1	BUILDING SECTION BUILDING SECTION BUILDING SECTION EXTERIOR WALL SECTION - CANAL ENTRY	PROVISO #7 OPEN SPACE PROVIDED OPEN SPACE REQUIRED @ 7	6,877.00 SQFT 7% 2,837.00 SQFT		
A4.6.2 A4.6.3 A4.8 A4.9	EXTERIOR WALL SECTION - CANAL CORNER EXTERIOR WALL SECTION - N.RAMPART ENTRY DOOR & WINDOW DETAILS CANOPY DETAILS				, e e



# CANAL STREET BUILDING NEW ORLEANS, LOUISIANA

### **DESIGN TEAM**

### **ARCHITECTS**

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# **ENGINEER**

MAGAN KANSAGRA

MK ENGINEERING 4323 DIVISION ST, LOUISIANA **METAIRIE, SUITE 211** (504) 887-2376

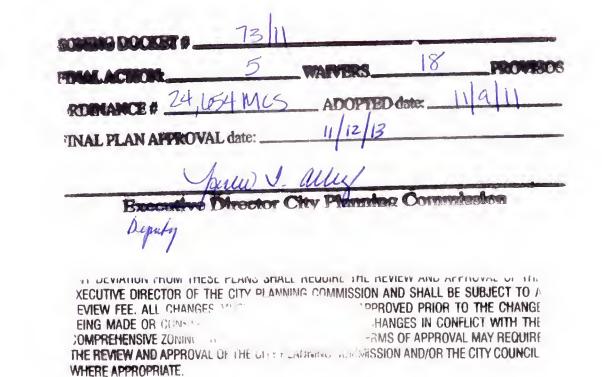
### E-MAIL:MKansagra@m-k-e.com

### MECHANICAL / ELECTRICAL LANDSCAPE ARCHITECTS

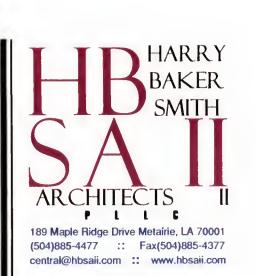
GREG CANTRELL LINFIELD, HUNTER, JUNIUS, INC.

3608 18TH 9T. SUITE 200 **METAIRIE, LOUISIANA 70002** (504) 833-5300









SINCE 1961

BEEN PREPARED BY ME OR UNDER M CLOSE PERSONAL SUPERVISION AND T THE BEST OF MY KNOWLEDGE AND



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	REVISION HISTORY								
	NAME								
	DATE								
	DESCRIPTION								
	NO.								
TITLE SHEET									

PROJECT#: **0827** PHASE: DD DRAFTER: VICTOR RINCON

CHECKER: HANK SMITH SCALE: AS NOTED ISSUED: 10/15/2013

SHEET#

## BUILDING CODE SUMMARY

1031 CANAL STREET NEW ORLEANS, LA PROPOSED USE: MULTI-USE BUILDING APPLICABLE CODES BUILDING CODE 2009 INTERNATIONAL BUILDING CODE STRUCTURAL CODE 2009 INTERNATIONAL BUILDING CODE PLUMBING CODE 2009 INTERNATIONAL PLUMBING CODE MECHANICAL CODE 2009 INTERNATIONAL MECHANICAL CODE NEC CODE 2012 NATIONAL ELECTRICAL CODE ENERGY CODE MODEL ENERGY CODE 2000 EDITION

ACCESSIBILITY CODE AMERICANS WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY GUIDELINES JULY 23, 2004

LIFE SAFETY CODE NFPA 101, 2009 EDITION

OCCUPANCY:

TYPE I A

PROJECT NAME:

1031 CANAL STREET

M - MERCANTILE S-2 LOW-HAZARD STORAGE R-2 RESIDENTIAL (APARTMENT HOUSES)

REQUIRED OCCUPANCY SEPERATION: IBC 2009 TABLE 508.4 RESIDENTIAL NON-SEPERATED

**CONSTRUCTION TYPE:** 

### SPECIFIC APPLICABLE CODES

LIFE SAFETY SYSTEMS: SPRINKLER SYSTEM: NFPA 13, 14, 20 & 27 FIRE ALARM & COMMUNICATION SYSTEM: NFPA 72

SMOKE CONTROL: NFPA 92A, 92B & 101 STAND BY POWER: EMERGENCY POWER & LIGHTING

INCHES AND HAS 2 VAN SPACES.

ROOF 120 P.S.F HANDRAILS: CONCENTRATED LOAD OF 200 LB. APPLIED AT ANY POINT AND IN ANY DIRECTION. **GUARDRAILS:** CONCENTRATED LOAD OF 200 LB. APPLIED AT ANY POINT AND IN ANY DIRECTION AT THE

TOP OF THE GUARDRAIL.

**DESIGN LOADS:** 

FLOOR DESIGN LOADS

RENTAL UNIT

CORRIDORS

### ACCESSIBLE PARKING REQUIREMENTS

THERE ARE 467 PARKING SPACES PROVIDED IN THIS PROJECT AS PER ADA-ABAAG JULY 23, 2004 TABLE 208.2 PARKING SPACES (401 TO 500) A TOTAL OF 9 ACCESSIBLE SPACES ARE REQUIRED. 15 ACCESSIBLE SPACES ARE PROVIDED.

SECTION 208.2 "VAN PARKING SPACES" FOR EVERY 6 REQUIRED SPACES OR FRACTION THEREOF 1 VAN ACCESSIBLE SPACE IS REQUIRED. 2 SPACES ARE REQUIRED FOR THIS PROJECT. THE FIRST LEVEL OF PARKING HAS A HEIGHT GREATER THAN 96

130 P.S.F.

100 P.S.F.

100 P.S.F

### FIRE CONTROL ROOM:

AS PER IBC 2009 SECTION 911 "FIRE COMMAND CENTER" AND NFPA 101 2009 CHAPTER 11 SECTION 11.8.6. A ROOM IS PROVIDED WITH DIRECT ACCESS TO THE EXTERIOR SEPARATED FROM OTHER SPACES BY A 2 HOUR FIRE RATING. THE ROOM AREA WILL BE 200 SQUARE FEET AND WILL HAVE THE FOLLOWING FEATURES: 1. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM; 2. FIRE DEPARTMENT COMMUNICATION SYSTEM; 3. FIRE DETECTION AND ALARM ANNUNCIATOR; 4. ANNUNCIATOR UNIT VISUALLY INDICATION THE LOCATION OF THE ELEVATORS AND WHETHER THEY ARE OPERATIONAL; 5. STATUS INDICATORS AND CONTROLS FOR AIR DISTRIBUTION SYSTEMS; 6. FIRE FIGHTER'S CONTROL PANEL; 7. CONTROLS FOR UNLOCKING STAIRWAY DOORS SIMULTANEOUSLY; 8. SPRINKLER VALVE & WATER FLOW DETECTOR DISPLAY PANELS; 9. EMERGENCY & STANDBY POWER STATUS INDICATORS; 10. PUBLIC TELEPHONE FOR FIRE DEPARTMENT; 11. FIRE PUMP STATUS INDICATORS: 12. SCHEMATIC BUILDING PLANS SHOWING EGRESS ROUTS; 13. WORK TABLE; 14. GENERATOR SUPERVISION DEVICES, MANUAL START AND TRANSFER FEATURES; 15. PUBLIC ADDRESS SYSTEM; 16. ELEVATOR FIRE RECALL SWITCH; 17. ELEVATOR EMERGENCY OR STANDBY POWER SELECTOR SWITCHES.

GROSS SQUARE FOOTAGE

33,187.58 SQUARE FEET

35,062.30 SQUARE FEET

36,225 SQUARE FEET

36,225 SQUARE FEET

36,225 SQUARE FEET

36,225 SQUARE FEET

32,537 SQUARE FEET

32,113 SQUARE FEET

32.113 SQUARE FEET

29.806 SQUARE FEET

24,420 SQUARE FEET

24,420 SQUARE FEET

549,123.88 SQUARE FEET

### **EMERGENCY GENERATOR**

**SQUARE FOOTAGE:** 

**FLOOR** 

GROUND FLOOR RETAIL

SECOND FLOOR RETAIL

LEVEL 3 PARKING

LEVEL 4 PARKING

LEVEL 5 PARKING

LEVEL 6 PARKING

LEVEL 7 PARKING

LEVEL 8 RESIDENTIAL

LEVEL 9 RESIDENTIAL

LEVEL 10 RESIDENTIAL

LEVEL 11 RESIDENTIAL

LEVEL 12 RESIDENTIAL

LEVEL 13 RESIDENTIAL

LEVEL 14 RESIDENTIAL

LEVEL 15 RESIDENTIAL

LEVEL 16 RESIDENTIAL

LEVEL 17 RESIDENTIAL

TOTAL

AN EMERGENCY GENERATOR WILL BE PROVIDED TO PROVIDE POWER FOR ELEVATORS, EMERGENCY LIGHTING, EXIT LIGHTING, STAIR PRESSURIZATION SYSTEMS, FIRE CONTROL ROOM EQUIPMENT, ALARM SYSTEM, FIRE PUMP AND OTHER EMERGENCY DEVICES. GENERATOR WILL BE POWERED BY DIESEL OR NATURAL GAS. AN AUTOMATIC TRANSFER SWITCH WILL BE PROVIDED TO REDIRECT POWER.

# GENERAL BUILDING LIMITATONS: (TABLE 503 TYPE 1-A)

### GROUP M - MERCANTILE; TYPE OF CONSTRUCTION: 1-A AREA: ALLOWABLE — UNLIMITED PROVIDED - 68,249.88 (TWO STORIES) SOURCE DOCKETS \_ **GROUP S-2 - OPEN PARKING GARAGE;** WLACTOR TYPE OF CONSTRUCTION :1-A AREA: ALLOWABLE — UNLIMITED PROVIDED -177,437 (FIVE STORIES) TNAL PLAN APPROVAL date: ALLOWABLE — UNLIMITED PROVIDED — FIVE STORIES RESIDENTIAL: R-2 APARTMENTS; TYPE OF CONSTRUCTION :1-A AREA: ALLOWABLE — UNLIMITED Executive Director City Planning Commission PROVIDED -209,276 (TEN STORIES) ALLOWABLE - UNLIMITED PROVIDED - TEN STORIES THERMAL ENVELOPE: ZONE 4B - 2,000 INTERNATIONAL ENERGY CODE FIGURE 302.1 (25) AND TABLE 802.2 (13) R-13 REQUIRED 5/8" GYP. BD. (INTERIOR) 6" BATT INSULATION 1" GFRC & PREFORMED METAL 19.45 TOTAL (NOT INCLUDING AIR SPACE GFRC & METAL PANELS) R VALUES R-25 REQUIRED 8" CONCRETE WITH ELECTOMERIC COATING 4" OPEN CELL SPRAY FOAM 30 TOTAL (WITH OUT CONCRETE) CONDUCT TESTS ON PILING, CONCRETE, STEEL, CONNECTIONS, ETC. PROJECT DAILY REPORTS WILL BE COMPILED AND MAINTAINED AT THE PROJECT SITE FOR INSPECTION BY THE AUTHORITY HAVING JURISDICTION. SPRINKLERS:

AS PRE IBC 2009 CHAPTER 17 "STRUCTURAL TESTS AND SPECIAL INSPECTION" THE PROJECT OWNERS WILL CONTRACT WITH A LICENSED THIRD PARTY INDEPENDENT TESTING AND INSPECTION PROFESSIONAL TO INSPECT AND

THE BUILDING WILL BE COMPLETELY PROTECTED BY A FULLY SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH IBC 2009 CHAPTER 9 SECTION 903 "AUTOMATIC SPRINKLER SYSTEMS", AND NFPA 13.

A COMPLETE FIRE ALARM AND DETECTION SYSTEM WILL BE PROVIDED AS PER CHAPTER 9 SECTION 908 "FIRE ALARM AND DETECTION SYSTEMS" AND NFPA CHAPTER 9 SECTION 9.6 "FIRE DETECTION, ALARM, AND COMMUNICATION

A FIRE PUMP WILL BE PROVIDED TO AUGMENT WATER PRESSURE FOR THE AUTOMATIC SUPERVISED FIRE SPRINKLER

### FIRE RESISTANCE RATINGFOR TYPE I CONSTRUCTION: T.601

BUIULDING ELEMENT		REQUIRED % WALL OPENING		1	DESIGN # FOR RATED ASSEMBLY
	COLUMNS	3 HOUR		3 HOUR	IBC TABLE 720.1(2) 4-1.1 6.5 MIN. THICKNESS, 12" PROVIDE
STRUCTURAL FRAME (1ST THRU 17TH LEVEL)	GIRDERS	3 HOUR		3 HOUR	IBC TABLE 720.1(2) 4-1.1 6.: MIN. THICKNESS, 12" PROVIDE
	FLOORS	2 HOUR	۳. د	2 HOUR	IBC TABLE 720.1(2) 4-1.1 5.0 MIN. THICKNESS, 8" PROVIDEO
STRUCTURAL FRAME	COLUMNS	2 HOUR	PENETRATOR - AO.2	2 HOUR	IBC TABLE 720.1(2) 4-1.1 5.0 MIN. THICKNESS, 12" PROVICE
(17TH LEVEL SUPPORTING ROOF ONLY)	GIRDERS	2 HOUR	PENE A0.2	2 HOUR	IBC TABLE 720.1(2) 4-1.1 5.0 MIN. THICKNESS, 12" PROVIDE
ROOF ONLT)	ROOF	1.5 HOUR	NS P	2 HOUR	
BEARING WALLS	EXTERIOR	1 HOUR	PARTITIONS I SEE SHEET	1 HOUR	UL# U906
(1ST THRU 17TH LEVEL)	INTERIOR	3 HOUR	PAR	2 HOUR	UL# U423
BEARING WALLS (17TH LEVEL SUPPORTING	EXTERIOR	1 HOUR	WALL	1 HOUR	UL# U423
ROOF ONLY)	INTERIOR	2 HOUR	> 0	2 HOUR	UL# U423
NON-BEARING WALLS	EXTERIOR	o HOUR		1 HOUR	UL# U419
	EXTERIOR (GFRC)	1 HOUR		1 HOUR	IBC TABLE 721.1(2)15-1.11 6 MIN. THICKNESS, 7" PROVIDED
1	INTERIOR	.5 HOUR		.5 HOUR	UL# U419

### OCCUPANT LOADS:

### MERCANTILE OCCUPANT LOADS: NFPA 101 TABLE 7.3.1.2 MERCANTILE USE

GROUND FLOOR AREA 33,187.58 SQFT @ 30 PERSONS PER SQUARE FOOT = 1.106 PEOPLE. SECOND FLOOR AREA 35,062 SQFT. @ 60 PERSONS PER SQUARE FOOT =

### 584 PEOPLE. SORAGE OCCUPANT LOADS (PARKING) NFPA 101 TABLE 7.3.1.2 STORAGE USE

TYPICAL FLOOR 36.225 SQFT @ 500 PERSONS PER SQUARE FOOT = 72

### 8th FLOOR OCCUPANT LOADS:

NFPA 101 TABLE 7.3.1.2 RESIDENTIAL-MIXED USE CAPACITY OF RESIDENTIAL(GROSS) 30,200 SQFT © 200 SQFT PER PERSON = 151 PEOPLE CAPACITY OF MEETING ROOM 2,249 SQFT @ 15 SQFT PER PERSON = 173 PEOPLE CAPACITY OF POOL DECK 1,122 SQFT @ 30 SQFT PER PERSON = 38 PEOPLE CAPACITY OF POOL 520 SQFT @ 50 SQFT PER PERSON = 10 PEOPLE CAPACITY OF GYM 990 SQFT @ 30 SQFT PER PERSON = 33 PEOPLE CAPACITY OF BILLIARDS AREA 977 SQFT @ 30 SQFT PER PERSON = 13 PEOPLE

TOTAL OCCUPANT LOAD = 418 PERSONS

### 9 THRU 13th RESIDENTIAL FLOOR OCCUPANT LOADS:

NFPA 101 TABLE 7.3.1.2 RESIDENTIAL USE FLOOR 9-13 - 32,113 GROSS SQFT PER FLOOR © 200 PERSONS PER SQUARE FOOT = 161 PEOPLE PER FLOOR.

### 14th RESIDENTIAL - MIXED USE FLOOR OCCUPANT LOADS: NFPA 101 TABLE 7.3.1.2 RESIDENTIAL USE FLOOR 14 - 27,885 GROSS SQFT PER FLOOR

@ 200 PERSONS PER SQUARE FOOT = 140 PEOPLE PER FLOOR. CAPACITY OF POOL DECK 3,568 SQFT @ 30 SQFT PER PERSON = 119 PEOPLE CAPACITY OF POOL 758 SQFT @ 50 SQFT PER PERSON = 15 PEOPLE

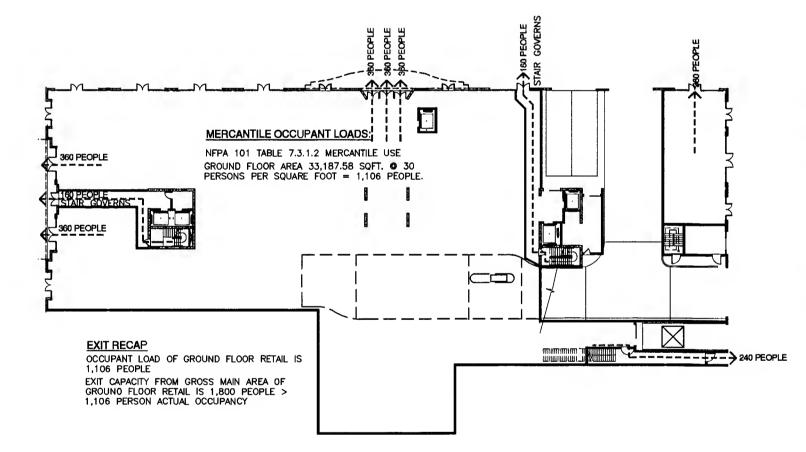
#### 15th RESIDENTIAL - MIXED USE FLOOR OCCUPANT LOADS: NFPA 101 TABLE 7.3.1.2 RESIDENTIAL USE

PERSONS PER SQUARE FOOT = 140 PEOPLE PER FLOOR. 16th-17th RESIDENTIAL - MIXED USE FLOOR OCCUPANT LOADS

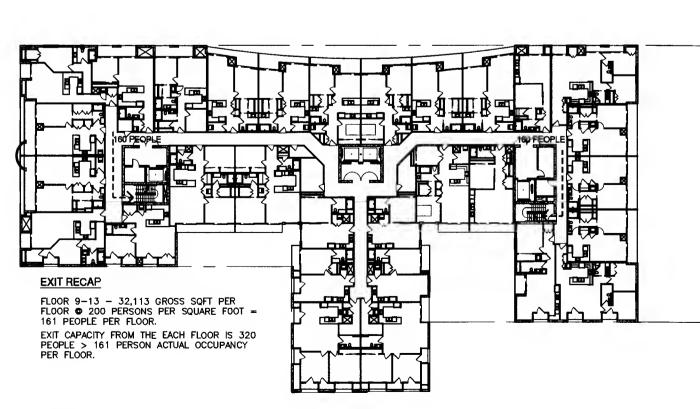
FLOOR 15 - 27,885 GROSS SQFT PER FLOOR @ 200

FLOOR 16-17 - 20,914 GROSS SQFT PER FLOOR @ 200 PERSONS PER SQUARE FOOT = 105 PEOPLE PER FLOOR.

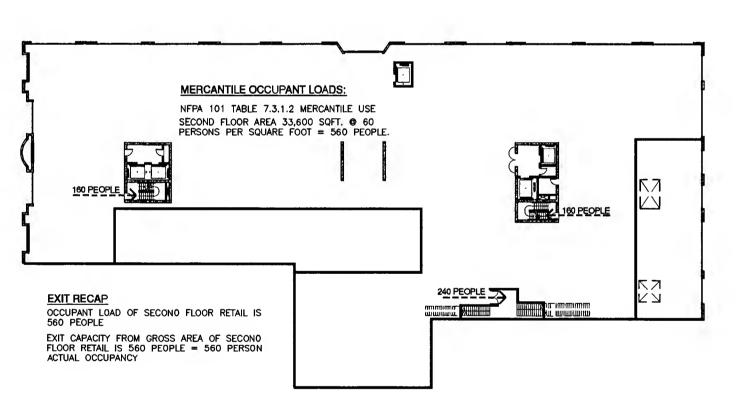
NFPA 101 TABLE 7.3.1.2 RESIDENTIAL USE



**GROUND FLOOR** 



FLOORS 9 THRU 13



SECOND FLOOR

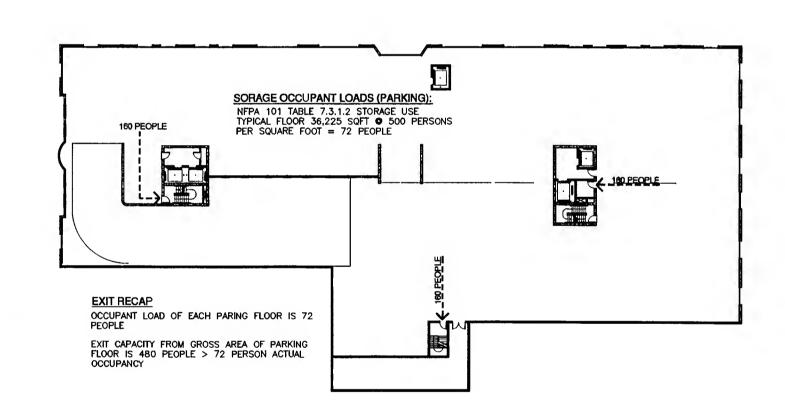
EXIT RECAP

FLOOR 14

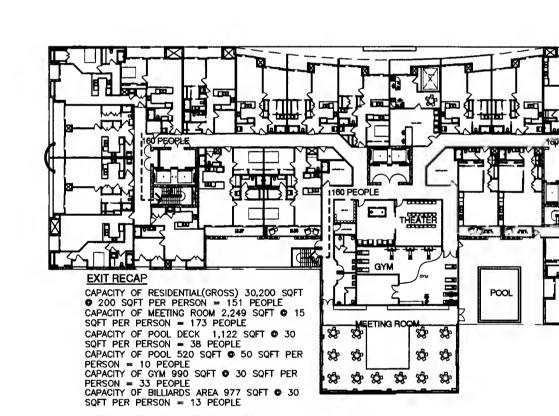
CAPACITY OF POOL DECK 3,568 SQFT ◆ 30 SQFT PER PERSON = 119 PEOPLE

EXIT CAPACITY FROM THE 14 FLOOR IS 320 PEOPLE > 275 PERSON ACTUAL OCCUPANCY PER FLOOR.

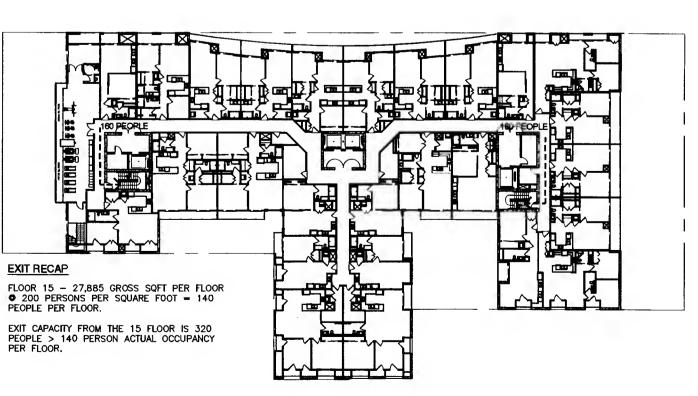
CAPACITY OF POOL 758 SQFT • 50 SQFT PER



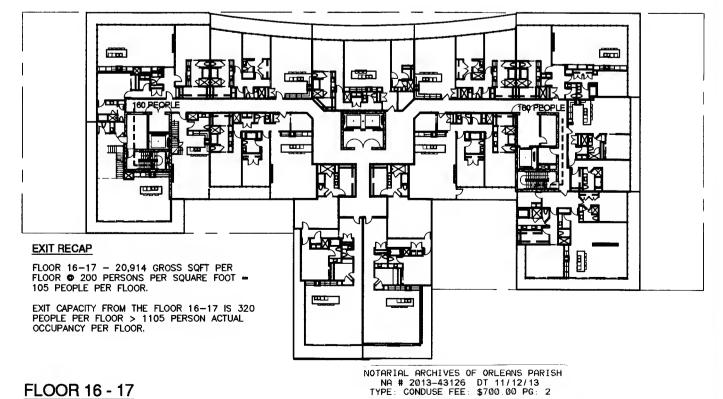
PARKING LEVELS FLOORS 3 THRU



EXIT CAPACITY FROM THE 8th FLOOR IS 480 PEOPLE > 418 PERSON ACTUAL OCCUPANCY 8 th FLOOR



FLOOR 15



FLOOR 16 - 17

**SUMMARY** PHASE: DD SHEET#

FINAL DESIGN DOCUMENTS (10-15-2013)



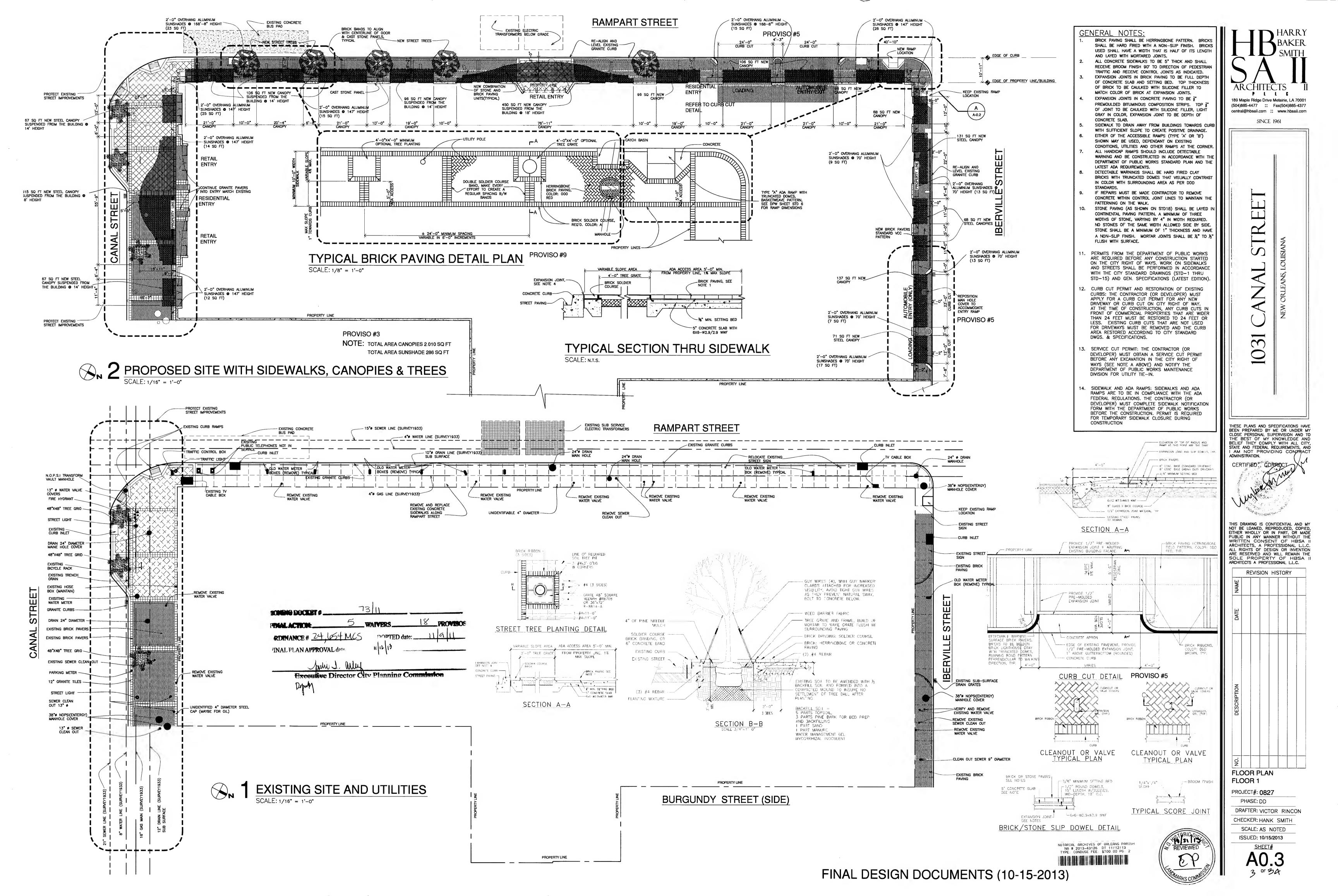
THESE PLANS AND SPECIFICATIONS BEEN PREPARED BY ME OR UNDE CLOSE PERSONAL SUPERVISION AN
THE BEST OF MY KNOWLEDGE
BELIEF THEY COMPLY WITH ALL
STATE AND FEDERAL REQUIREMENTS I AM NOT PROVIDING CONTI ADMINISTRATION. CERTIFIED BORRECT THIS DRAWING IS CONFIDENTIAL A NOT BE LOANED, REPRODUCED, C EITHER WHOLLY OR IN PART, OR PUBLIC IN ANY MANNER WITHOUT WRITTEN CONSENT OF HBS

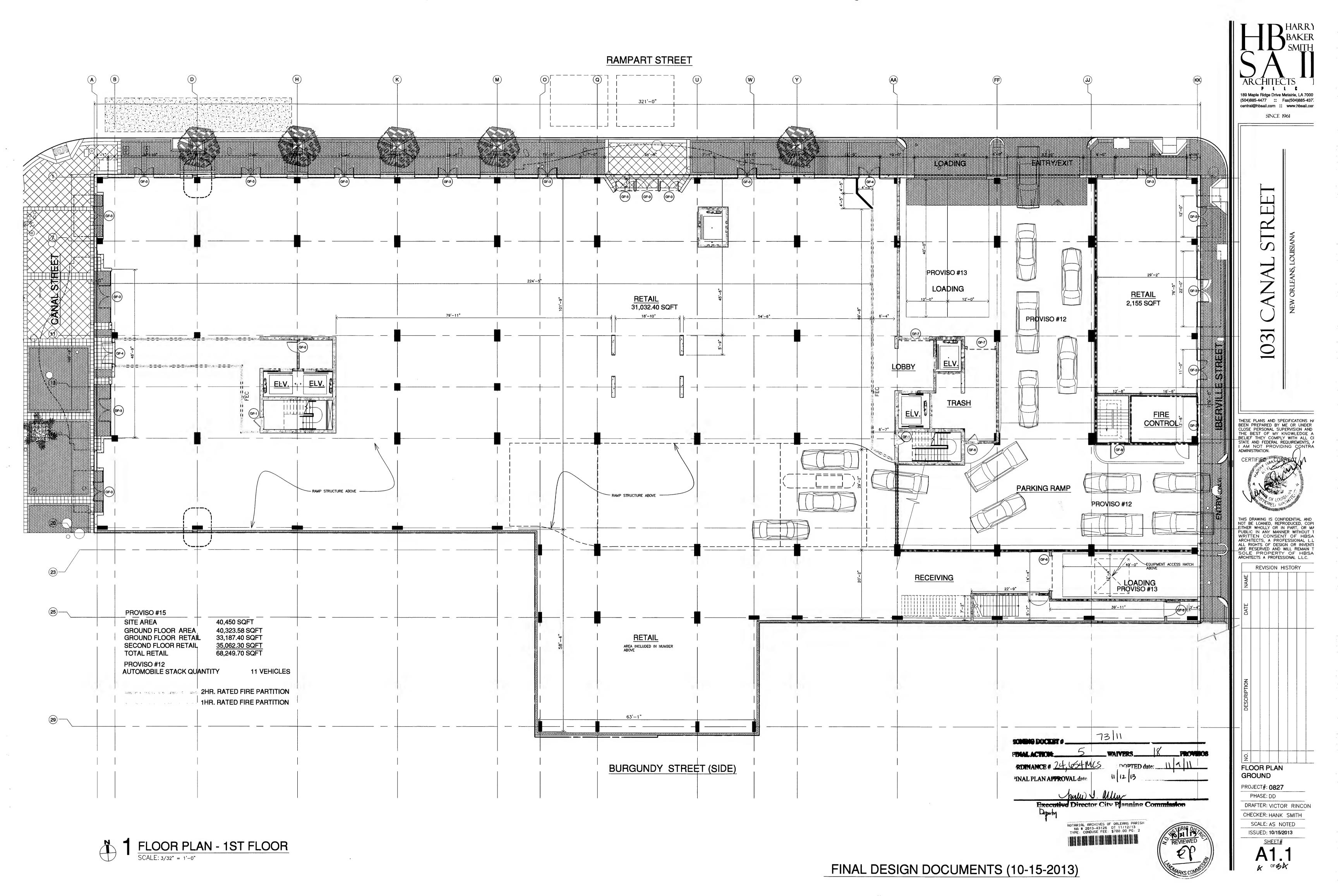
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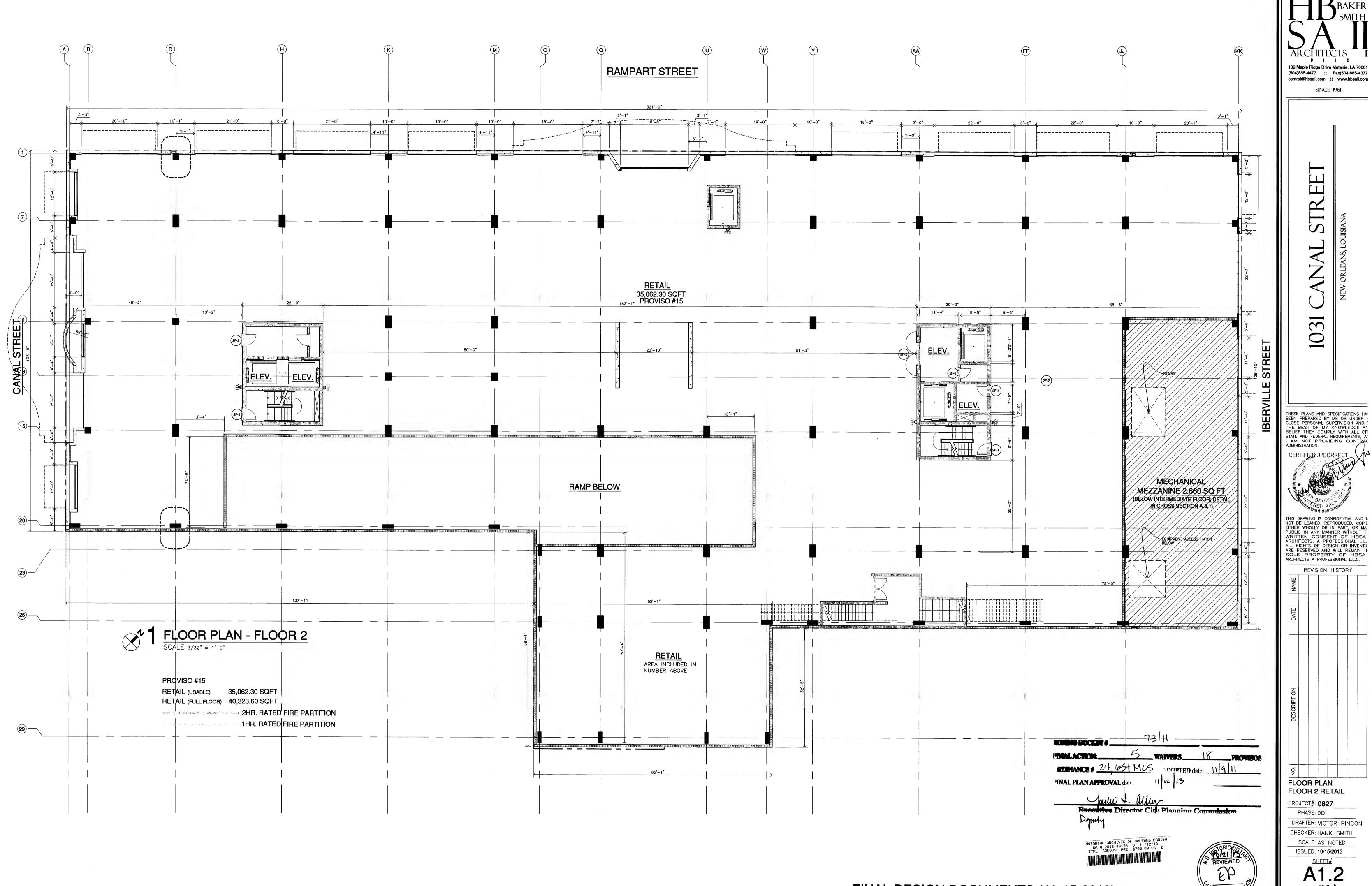
**BUILDING CODE** 

PROJECT#: **0827** DRAFTER: VICTOR RINCON

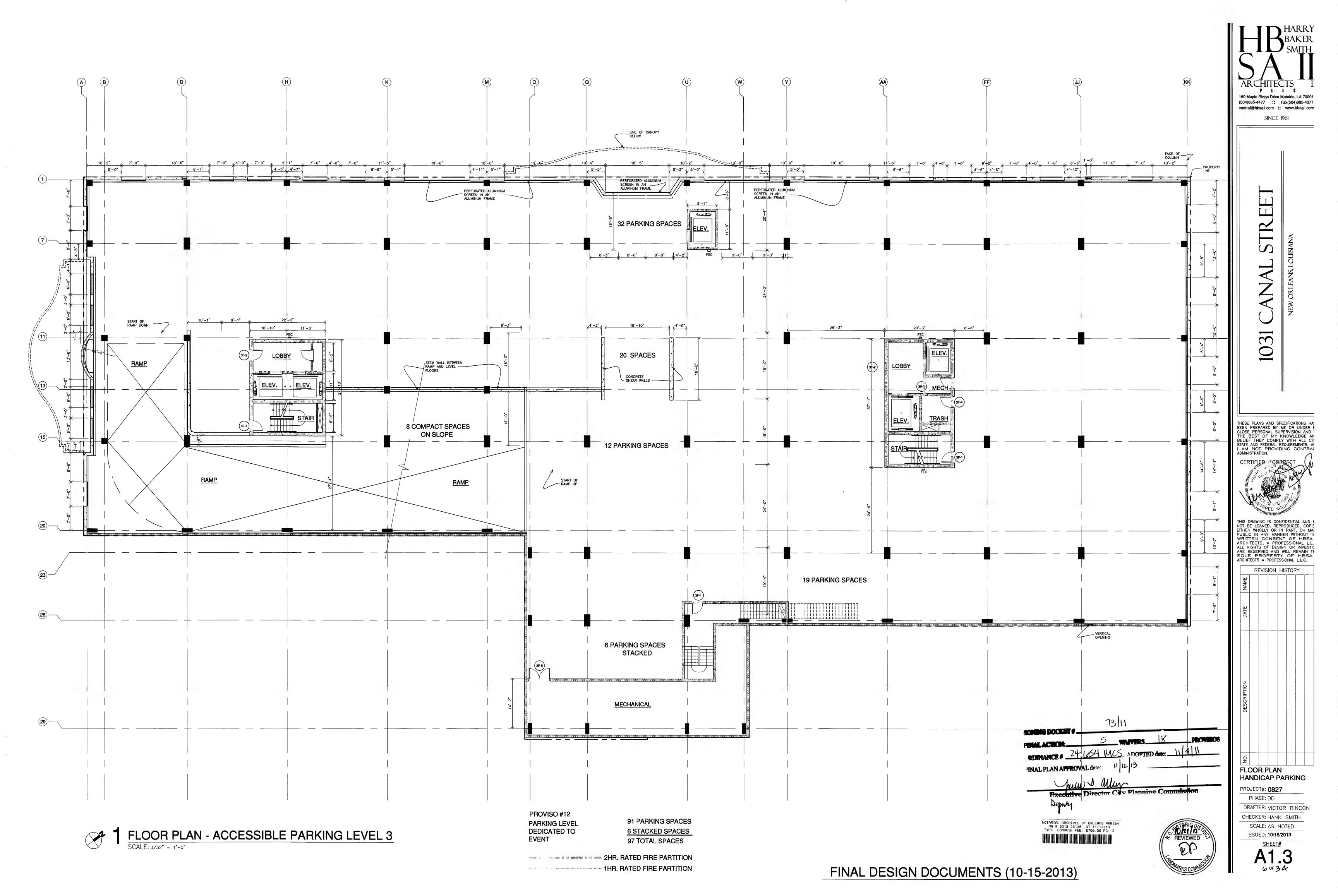
CHECKER: HANK SMITH SCALE: AS NOTED ISSUED: 10/15/2013

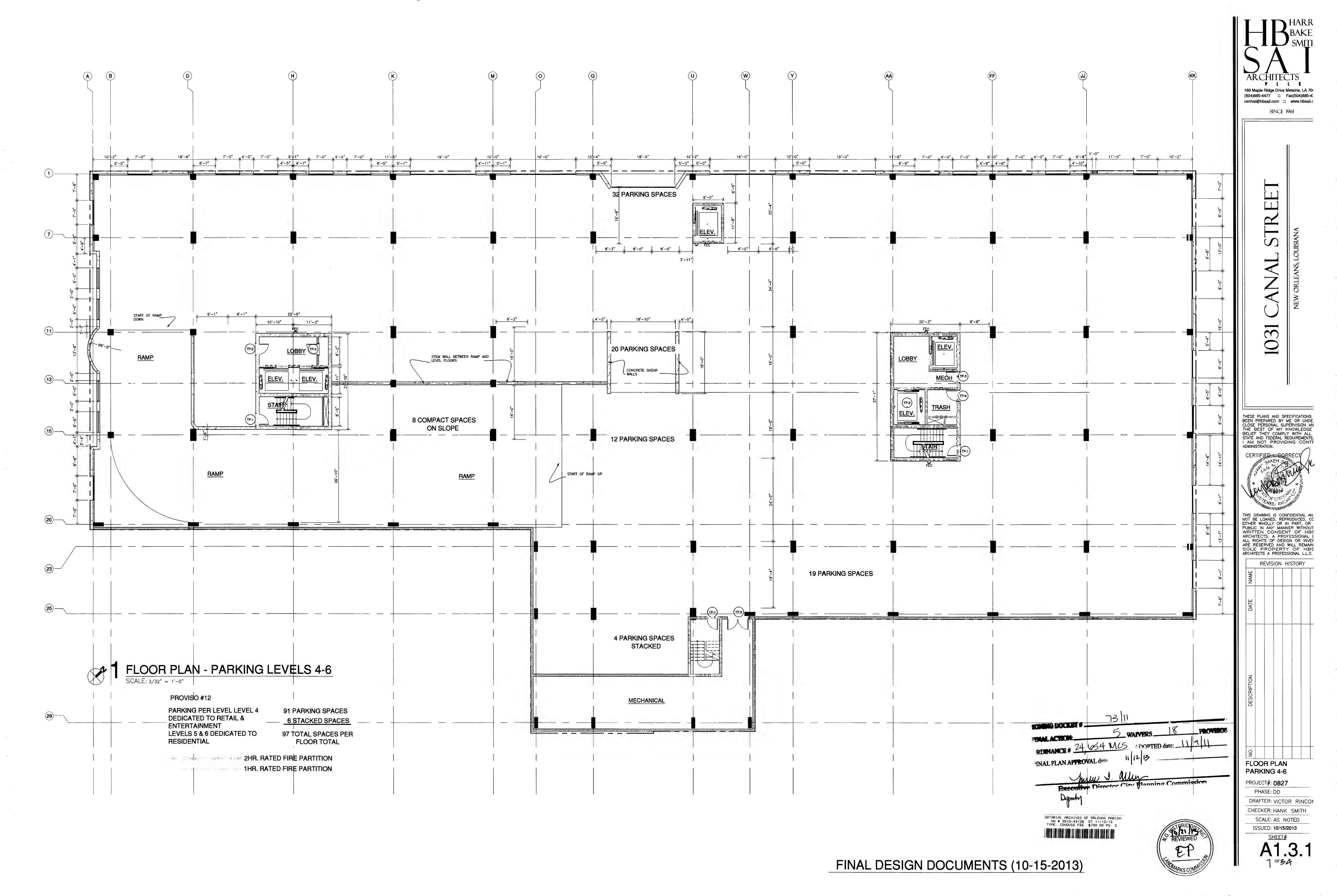


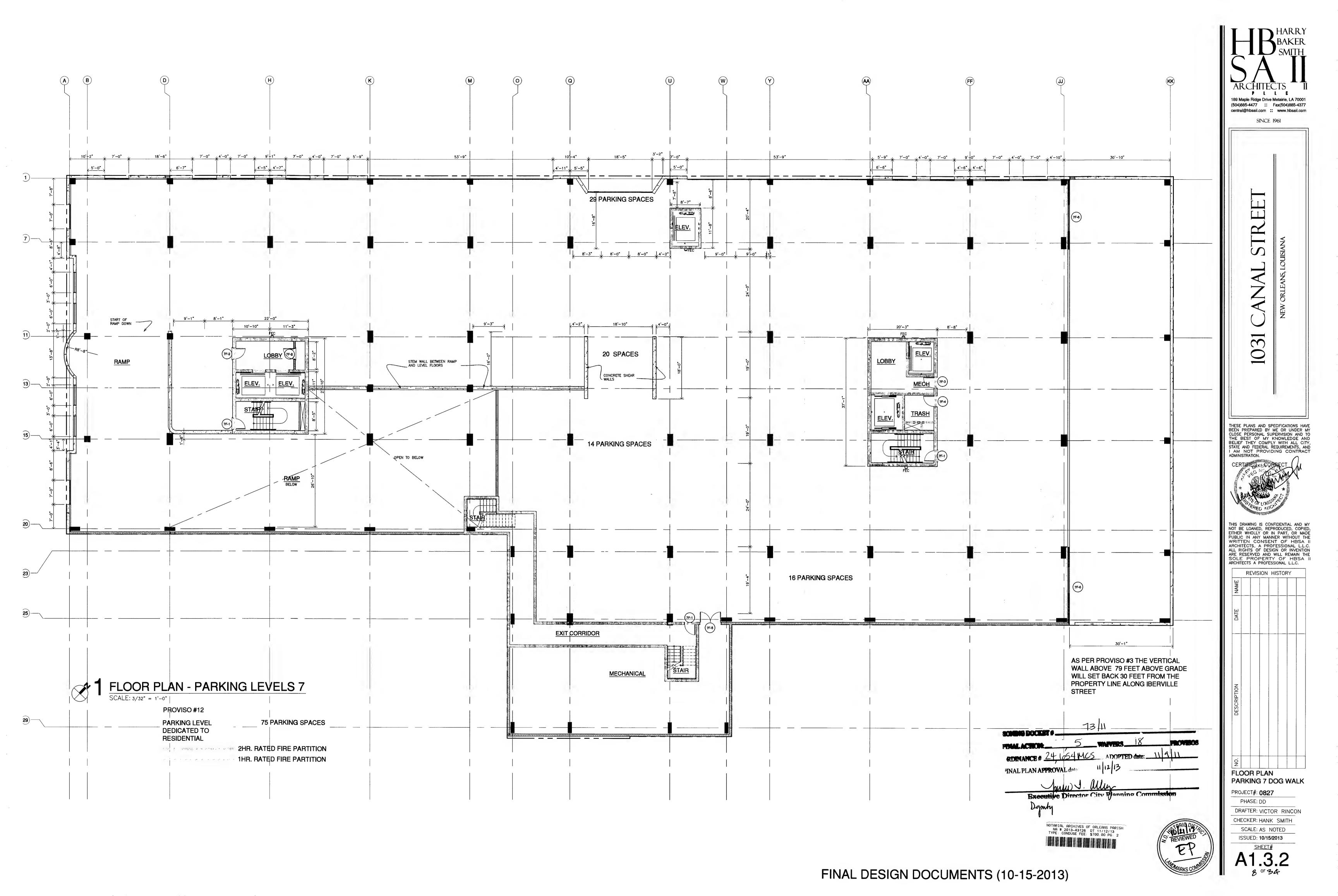


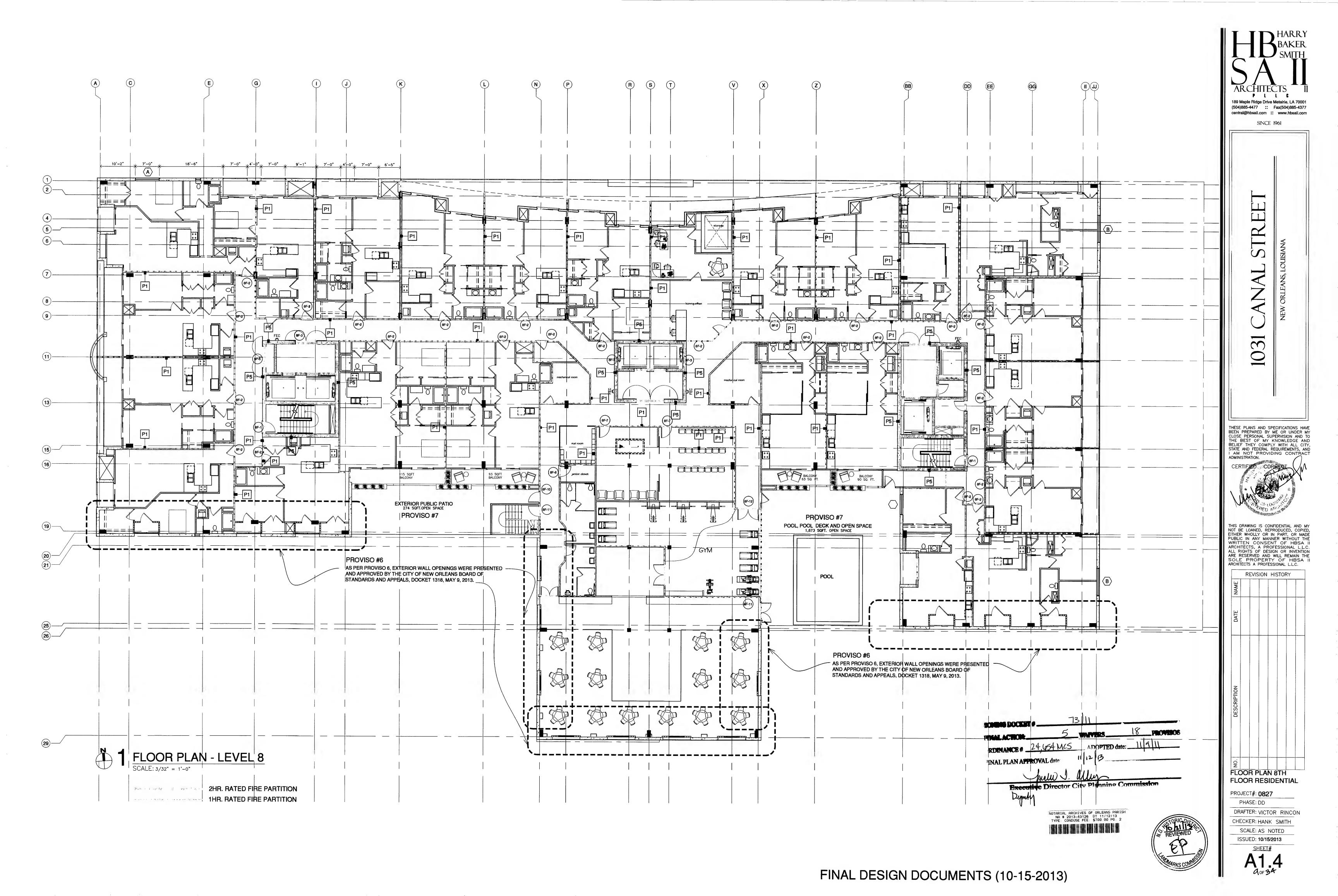


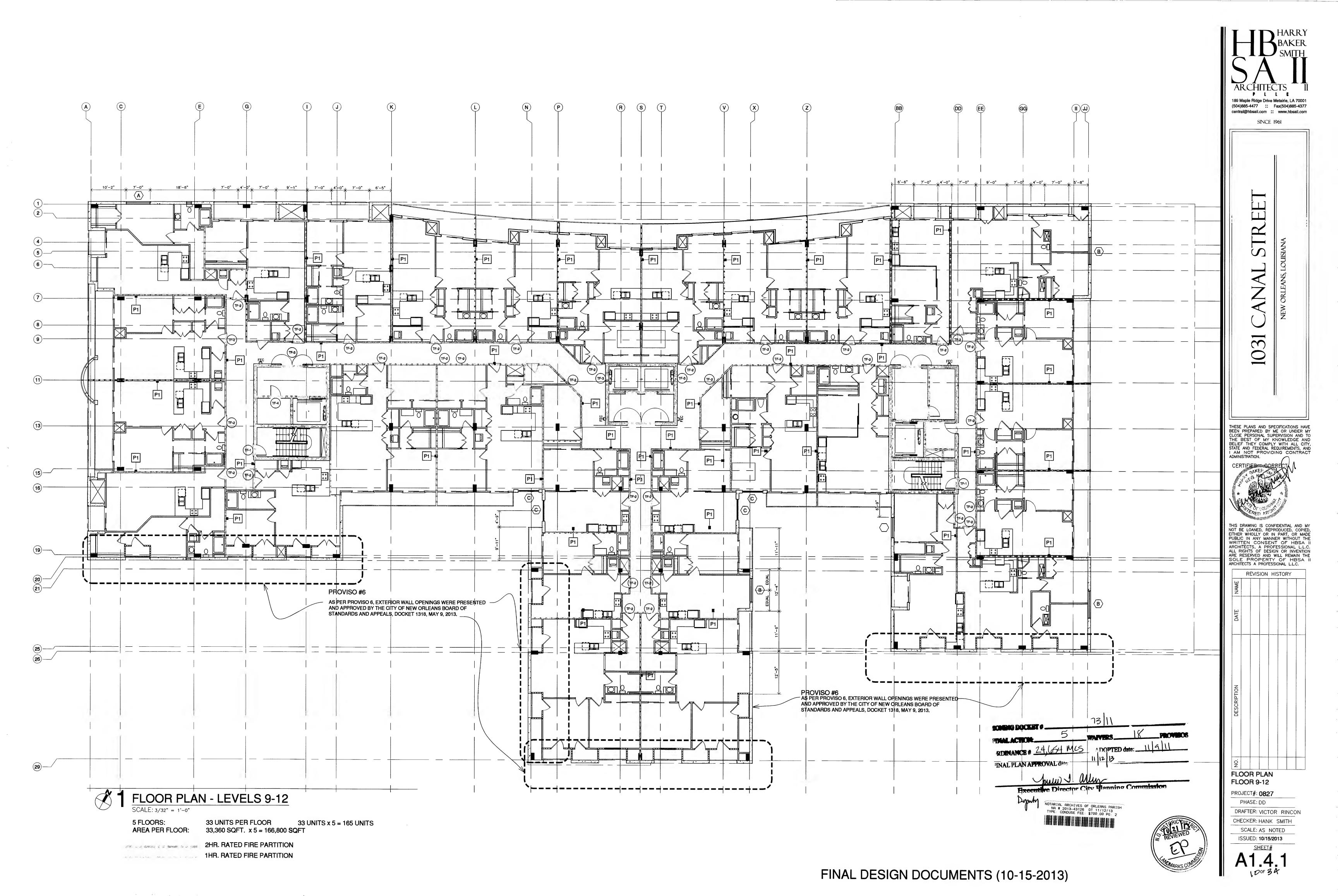
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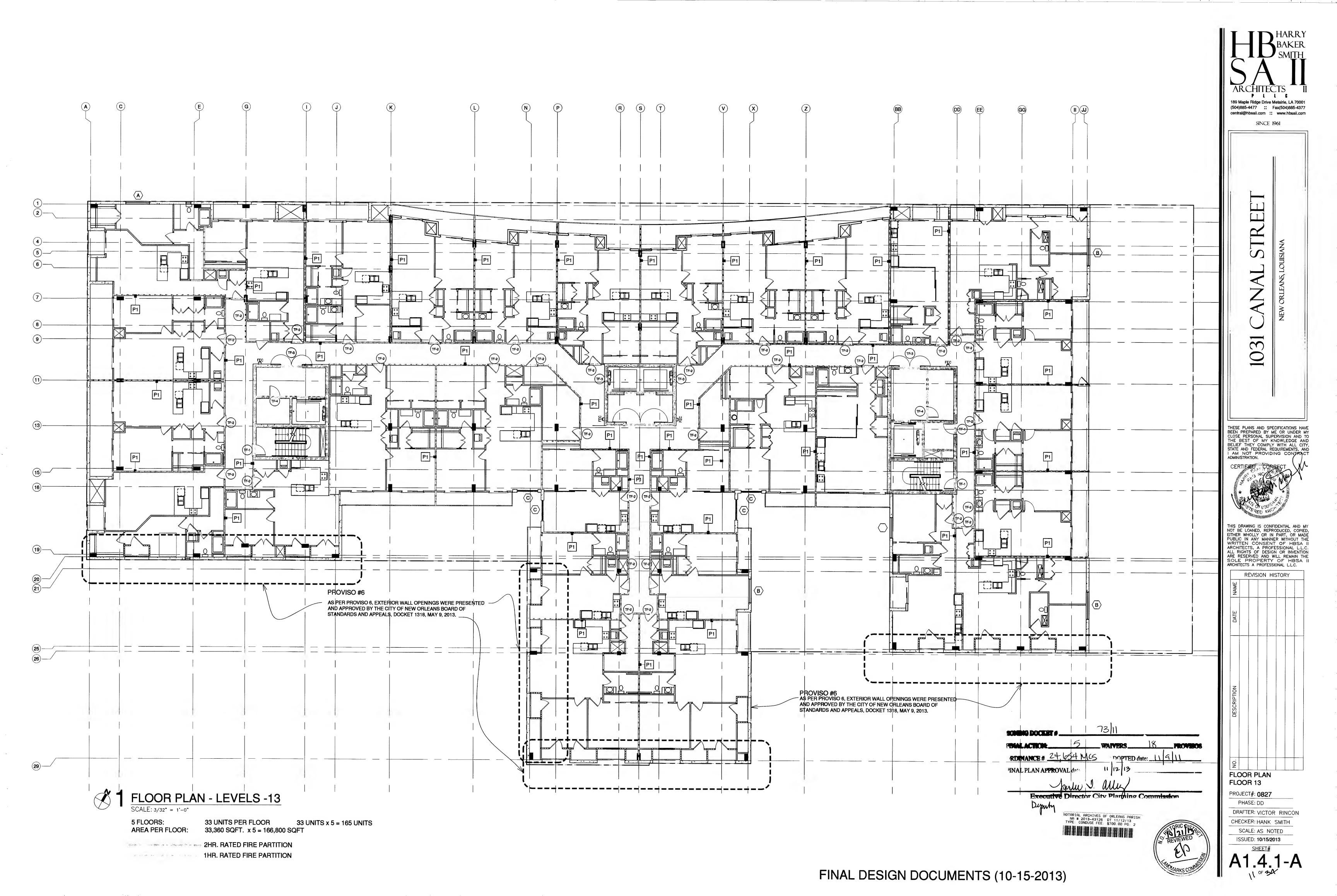


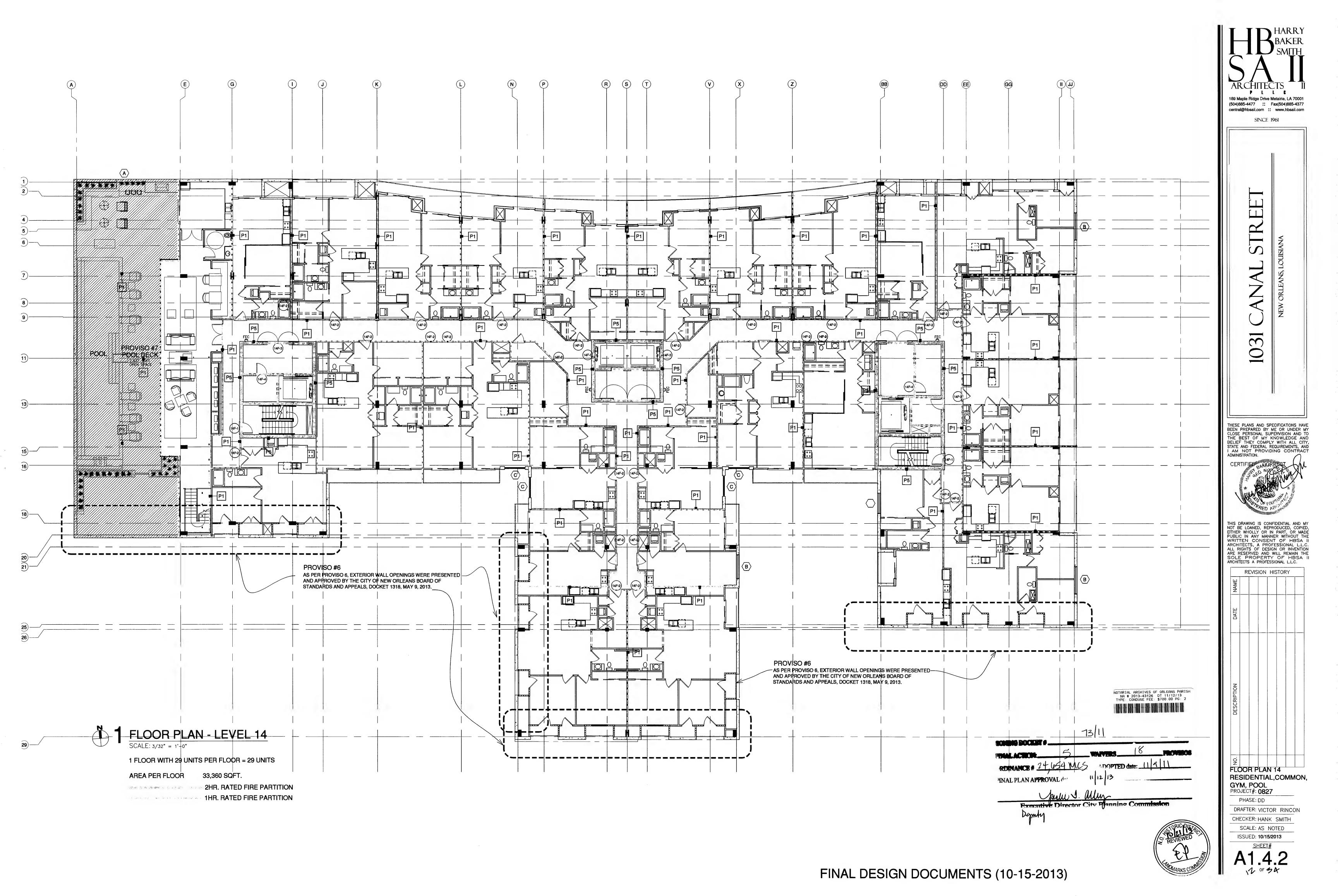


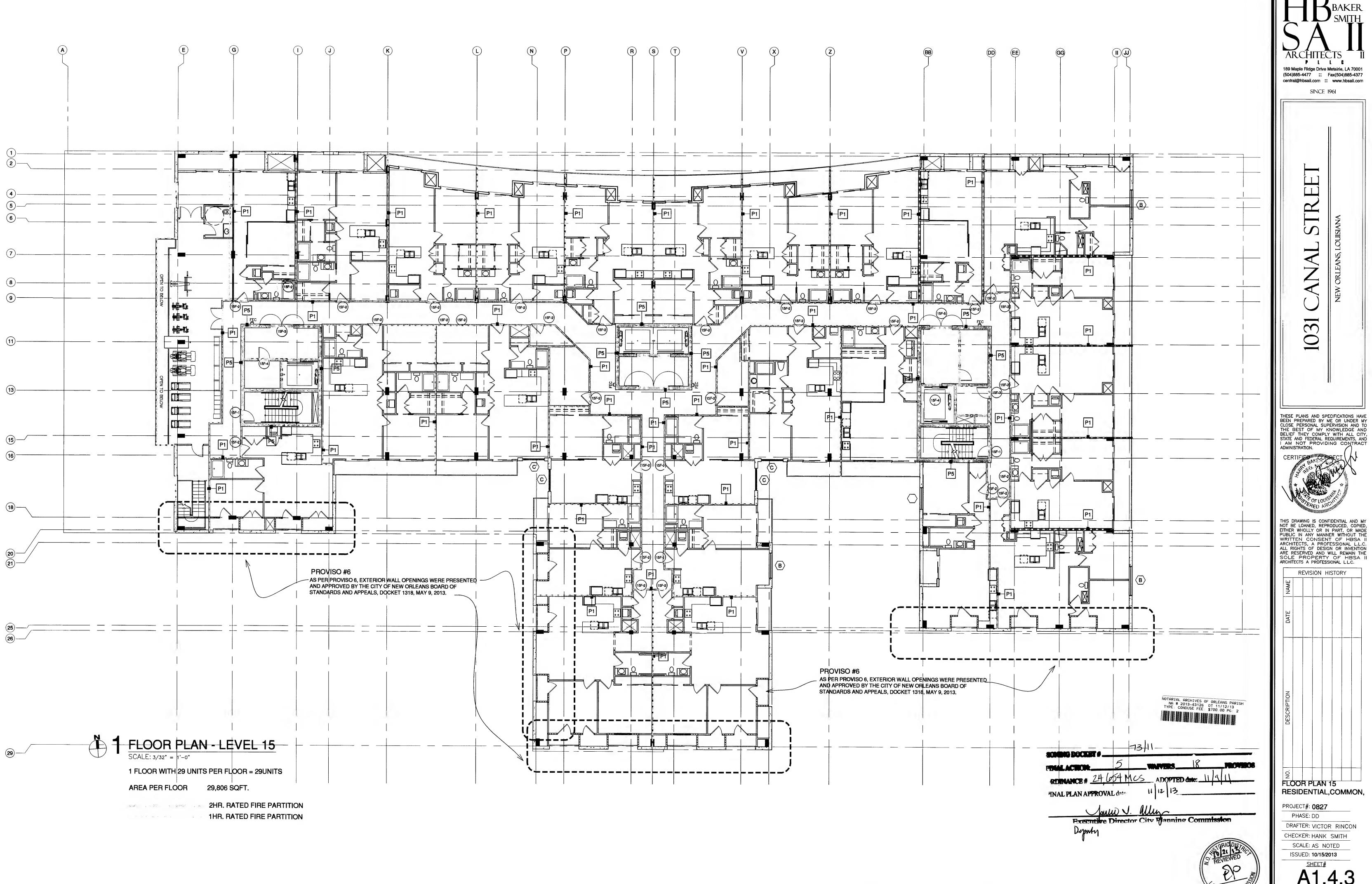


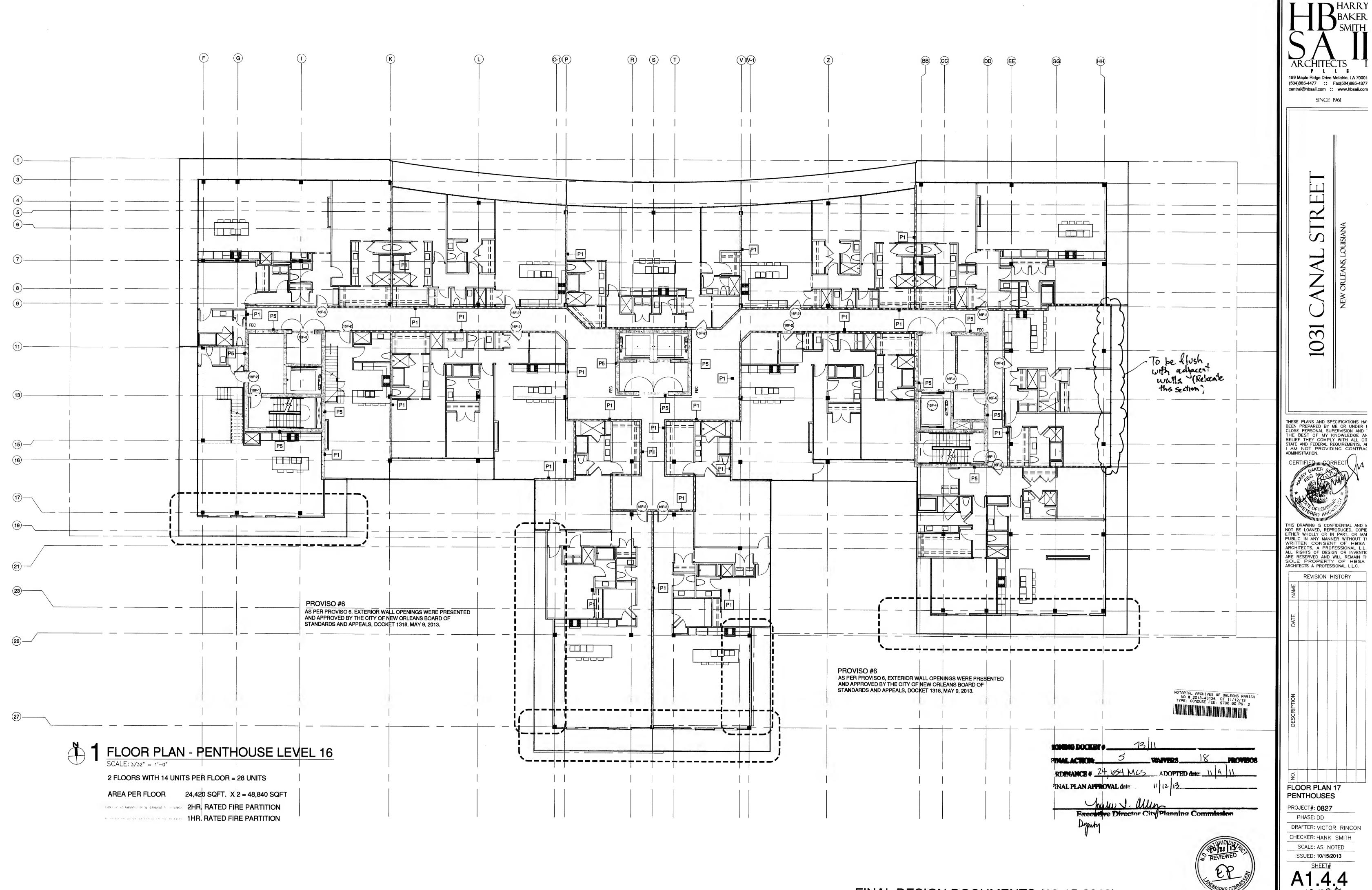


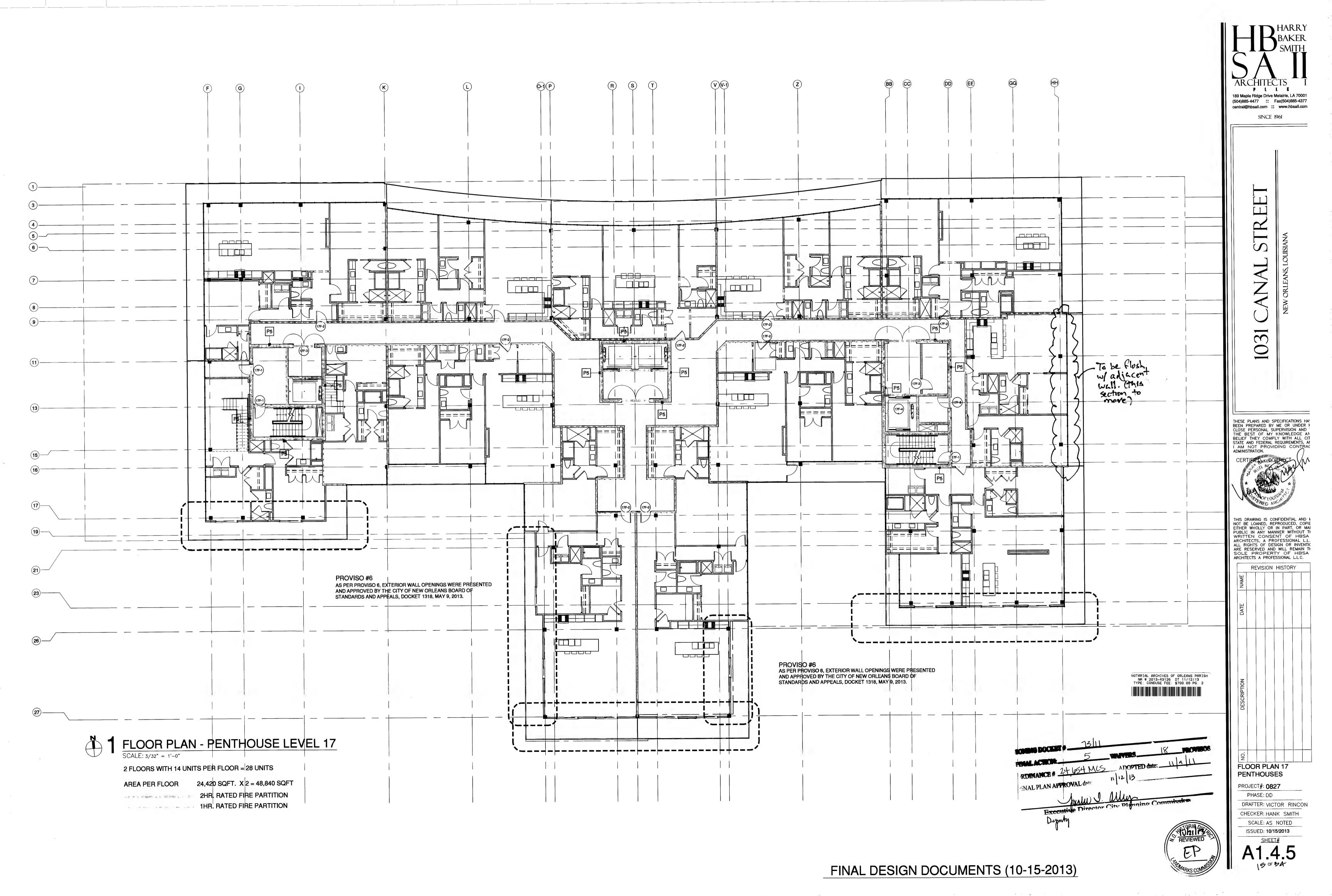


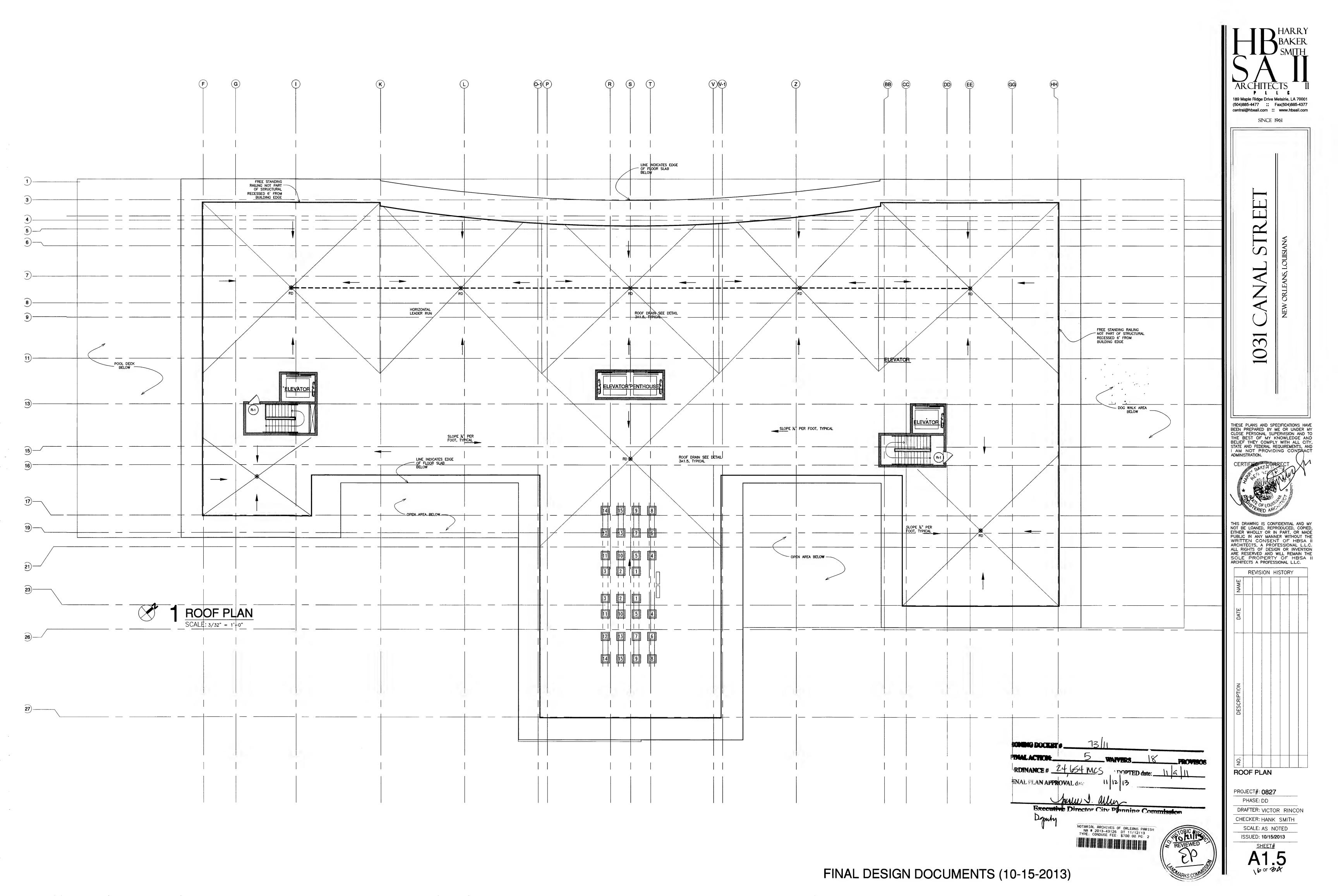




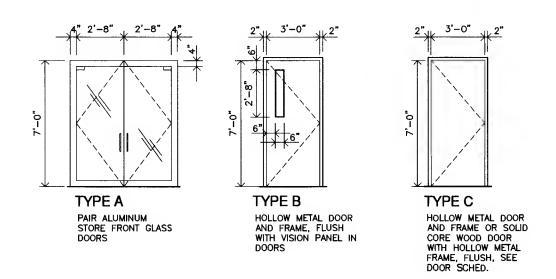


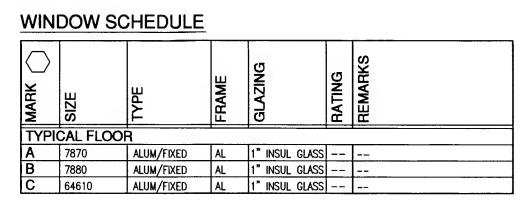


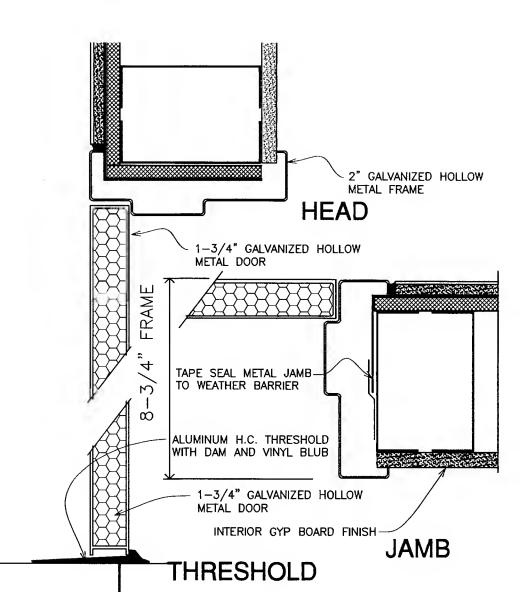




MARK (	OCATION	WIDTH	неіснт	# OF LEAVES	FRAME	DOOR MATERIAL	DOOR TYPE	HARDWARE SET	FIRE	REMARKS
S GROUND FLOOR	<u>                                     </u>	<b>S</b>	エ	# "	正	ΔΣ	<u> </u>	ヹ゙゙゙゙゙゙゙゙゙゙゙	正匠	<u> </u>
GF-1	ELEVATOR LOBBY/FIRE STAIR	3'-0"	7'-0"	1	НМ	HM/GL- 1 3/4"	В		2HR.	SAFETY GLAZING IN VISION PANEL.
GF-2	ELEVATOR LOBBY/JANITORIAL	3'-0"	7'-0"	1	НМ	HM- 1 3/4"	С		1HR.	
GF-3 GF-4	SIDEWALK/RETAIL	3'-0" 3'-0"	7'-0" 7'-0"	2	ALUM ALUM	AL/GL-1 3/4" AL/GL-1 3/4"	A		1HR.	 
GF-5	SIDEWALK/ELEVATOR LOBBY SIDEWALK/RECEIVING	3'-0"	7'-0"	1	HM	HM- 1 3/4"	- C		1HR.	
GF-6	LOADING/RECEIVING	3'-0"	7'-0"	1	НМ	HM- 1 3/4"	C		1HR.	
2ND FLOOR - PARKING	T	7' 0"	7' 0"	T 4 T	1 1114	1114 (0) 4 7 (47	1 5	T	Loup	1
2F-1 2F-2	PARKING/FIRE STAIR PARKING/ELEVATOR LOBBY	3'-0" 3'-0"	7'-0" 7'-0"	2	HM	HM/GL- 1 3/4" HM- 1 3/4"	B	ļ <u>.</u> .	2HR. 1HR.	SAFETY GLAZING IN VISION PANEL.
2F-3	ELEVATOR LOBBY/MECHANICAL		7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	
2F-4	PARKING/TRASH ROOM	3'-0"	7'-0"	1	НМ	HM- 1 3/4"	С		90MIN.	
2F-5	PARKING/MECHANICAL	3'-0"	7'-0"	1 1	HM	HM- 1 3/4"	С		90MIN.	
									<del>                                     </del>	
3RD FLOOR - PARKING						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				k
3F-1	PARKING/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	В		2HR.	SAFETY GLAZING IN VISION PANEL.
3F-2 3F-3	PARKING/ELEVATOR LOBBY  ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0" 7'-0"	2	HM	HM- 1 3/4" HM- 1 3/4"	C	<b> </b>	1HR. 90MIN.	 
3F-4	PARKING/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C	1	90MIN.	
3F-5	PARKING/MECHANICAL	3'-0"	7'-0"	1	HM	HM- 1 3/4"	С		90MIN.	
FLOORS 4-6 - TYPICAL PARKIN	IG	1	<u> </u>	1	<u> </u>	<u>L</u>		<u> </u>		
TP-1	PARKING/FIRE STAIR	3'-0"	7'-0"	1	НМ	HM/GL- 1 3/4"	В		2HR.	SAFETY GLAZING IN VISION PANEL.
TP-2	PARKING/ELEVATOR LOBBY	3'-0"	7'-0"	2	HM	HM- 1 3/4"	С		1HR.	
TP-3 TP-4	ELEVATOR LOBBY/MECHANICAL PARKING/TRASH ROOM	3'-0"	7'-0"	1 1	HM HM	HM- 1 3/4" HM- 1 3/4"	C		90MIN. 90MIN.	
TP-5	PARKING/MECHANICAL	3'-0"	7'-0"	1 1	HM	HM- 1 3/4"	C		90MIN.	
			<u> </u>	<u> </u>						
					···········	-				
7TH FLOOR - PARKING										
7F-1	PARKING/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	В		2HR.	SAFETY GLAZING IN VISION PANEL.
7F-2 7F-3	PARKING/ELEVATOR LOBBY  ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0" 7'-0"	2	HM HM	HM- 1 3/4" HM- 1 3/4"	C	<u> </u>	1HR. 90MIN.	
7F-4	PARKING/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	
7F-5	PARKING/MECHANICAL	3'-0"	7'-0"	1	НМ	HM- 1 3/4"	С		90MIN.	
7F-6	PARKING/DOG WALK		ļ	<del>   </del>	HM	HM- 1 3/4"	С		1HR.	
		ļ			<u> </u>	<u> </u>				
8TH FLOOR - GYM, POOL, RES	IDENTIAL									
8F-1	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	В		2HR.	SAFETY GLAZING IN VISION PANEL.
8F-2 8F-3		3'-0" 3'-0"	7'-0" 7'-0"	2	HM	WD- 1 3/4" HM- 1 3/4"	C	1	1HR.	
8F-4	ELEVATOR LOBBY/MECHANICAL		7'-0"	1	HM	HM- 1 3/4"	C		90MIN.	
8F-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	НМ	HM- 1 3/4"	С		90MIN.	
8F-6 8F-7	CORRIDOR/STORAGE	3'-0" 3'-0"	7'-0" 7'-0"	1 1	HM			1	1HR.	
8F-8	CORRIDOR/OFFICES CORRIDOR/THEATER	3'-0"	7'-0"	1	HM				1HR.	
8F-9	CORRIDOR/OUTDOOR POOL	3'-0"	7'-0"	2	НМ				1HR.	
8F-10	CORRIDOR/OUTDOOR PATIO	3'-0"	7'-0"	1	HM				1HR.	
8F-11	CORRIDOR/GYM	3'-0"	7'-0"	2	HM			<u> </u>	1HR.	
							<u> </u>			
								•		<u> </u>
FLOORS 9-13 - TYPICAL RESID	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	НМ	HM/GL- 1 3/4"	В		2HR.	SAFETY GLAZING IN VISION PANEL.
TF-2		3'-0"	7'-0"	1	HM	WD- 1 3/4"	C		1HR.	
TF-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0"	2	НМ	HM- 1 3/4"	С		1HR.	
TF-4 TF-5	ELEVATOR LOBBY/MECHANICAL	3'-0"	7'-0" 7'-0"	1	HM	HM- 1 3/4" HM- 1 3/4"	C		90MIN. 90MIN.	<del></del>
11-3	CORRIDOR/TRASH ROOM	13-0	/ =0		IIM			ļ	90MIN.	
14TH FLOOR - RESIDENTIAL		71 07	7' 6"		1114	1114 (0) 4 7 (4)	1 5		0115	
14F-1 14F-2	CORRIDOR/FIRE STAIR CORRIDOR/RESIDENTAIL UNIT	3'-0" 3'-0"	7'-0" 7'-0"	1	HM	HM/GL- 1 3/4" WD- 1 3/4"	B	<del> </del>	2HR. 1HR.	SAFETY GLAZING IN VISION PANEL.
14F-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0"	2	НМ	HM- 1 3/4"	C		1HR.	
14F-4	ELEVATOR LOBBY/MECHANICAL		7'-0"	1	НМ	HM- 1 3/4"	С		90MIN.	
14F-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	С		90MIN.	
							-			
15TH FLOOR - RESIDENTIAL					1			· I · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	
15F-1	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	HM	HM/GL- 1 3/4"	В		2HR.	SAFETY GLAZING IN VISION PANEL.
15F-2 15F-3	CORRIDOR/RESIDENTAIL UNIT CORRIDOR/ELEVATOR LOBBY	3'-0" 3'-0"	7'-0" 7'-0"	2	HM HM	WD- 1 3/4" HM- 1 3/4"	C	<del> </del>	1HR.	
15F-4	ELEVATOR LOBBY/MECHANICAL	<del></del>	7'-0"	1	HM	HM- 1 3/4"	C	4	90MIN.	
15F-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	НМ	HM- 1 3/4"	С		90MIN.	
		ļ <del> </del>	<del> </del>	<del> </del>				<u> </u>		1 11 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
16TH FLOOR - PENTHOUSES	<u> </u>	<u></u>		<u> </u>	<u> </u>				1	<u> </u>
16F-1	CORRIDOR/FIRE STAIR	3'-0"	7'-0"	1	НМ	HM/GL- 1 3/4"	В		2HR.	SAFETY GLAZING IN VISION PANEL.
16F-2	CORRIDOR/RESIDENTAIL UNIT	3'-0"	7'-0"	1	НМ	WD- 1 3/4"	С		1HR.	
16F-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0" 7'-0"	2	HM	HM- 1 3/4"	C	<u> </u>	1HR.	
16F-4 16F-5	ELEVATOR LOBBY/MECHANICAL CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4" HM- 1 3/4"	C	<u> </u>	90MIN. 90MIN.	
	CONNIDONY TRASTI NOOM			1		1 1 0/1	†	<b>-</b>	JOWIIV.	
							1			
17TH FLOOR - PENTHOUSES 17F-1	COPDITOD /FIDE CTAID	3'-0"	7'-0"	1 1	НМ	HM/GL- 1 3/4"	В	Ī	2HR.	SAFETY CLATING IN MICION DIAGO
17F-2	CORRIDOR/FIRE STAIR CORRIDOR/RESIDENTAIL UNIT	3'-0"	7'-0"	1	HM	WD- 1 3/4"	C	<del> </del>	1HR.	SAFETY GLAZING IN VISION PANEL.
17F-3	CORRIDOR/ELEVATOR LOBBY	3'-0"	7'-0"	2	НМ	HM- 1 3/4"	С		1HR.	
17F-4	ELEVATOR LOBBY/MECHANICAL		7'-0"	1	HM	HM- 1 3/4"	С		90MIN.	
17F-5	CORRIDOR/TRASH ROOM	3'-0"	7'-0"	1	HM	HM- 1 3/4"	C	1	90MIN.	
			1					1	+	
ROOF		·		· · · · ·				·	<u> </u>	
R-1	ROOF/FIRE STAIR	3'-0"	7'-0"	1	НМ	HM/GL- 1 3/4"	В		2HR.	SAFETY GLAZING IN VISION PANEL.







EA CLOSER 689 NOR 8500 EA THRESHOLD 613 ALUM NGP EA SWEEP 198NA ALUM NGP SET SEALS 5050B BR NGP EA WALL STOP 407 MS 32D ROC 1 EA KICK 6" x 2" LDW 3BE 32D ROC 32D PBB BB51 4.5 x 4.5 PASSAGE CL3310 PZD 26D COR EA CLOSER 8500 689 NOR EA THRESHOLD 613 ALUM NGP EA SWEEP 198NA ALUM NGP SET SEALS 5050B BR NGP EA WALL STOP 407 MS 32D ROC 1 EA KICK 32D ROC 6" x 2" LDW 3BE HW SET: 20 BB51 4.5 x 4.5 NRP 32D PBB EA EXIT DEVICE 32D VON 689 NOR 99E0 EA CLOSER/STOP CLP 8500 EA THRESHOLD ALUM NGP 613 EA SWEEP 198NA 5050B ALUM NGP SET SEALS BR NGP 1 EA KICK 6" x 2" LDW 3BE 32D ROC BB81 4.5 x 4.5 32D PBB EA LOCK CL3310 PZD 26D COR EA CLOSER 689 NOR 8500 ALUM NGP EA THRESHOLD 613 EA SHOE/SWEEP 318V-3' ALUM NGP EA DRIP CAP 16A-40" ALUM NGP SET SEALS 5050B BR NGP EA KICK 6" x 2" LDW 3BE 32D ROC EA WALL STOP 32D ROC 407 MS 32D PBB 26D COR HINGE BB51 4.5 x 4.5 EA LOCK CL3355 PZD CLOSER P8500 689 NOR EA THRESHOLD 950 ALUM NGP EA DOOR BOTTOM 422N-3' ALUM NGP EA DRIP CAP 16A-40" ALUM NGP 1 SET SEALS 5050B BR NGP 1 EA KICK 6" x 2" LDW 3BE 32D ROC 1 EA WALL STOP 32D ROC 407 HINGES BB51 4.5 x 4.5 32D PBB 26D SDC 32D ROC 32D ROC EA DOUBLEMAG LOCK 1512 EΑ PULL 102 x 70B EA PUSH 689 NOR EA CLOSER 8500 EA THRESHOLD 613 ALUM NGP 2 EA DOOR BOTTOM 422N-3' ALUM NGP 6" x 2" LDW 3BE GJ-450 EA KICK 32D ROC 2 EA OVERHEAD STOP 26D GJ NOTE: CARD READER BY OTHERS **EXTERIOR H.M. DOOR DETAILS** FINAL DESIGN DOCUMENTS (10-15-2013)

HARDWARE SET TYPES

EA HINGE BB81 4.5 x 4.5 26D PBB BB51 4.5 x 4.5 NRP 32D PBB EA HINGES EA LOCK CL3357 PZD CL3357 PZD 26D COR 26D COR EA LOCK ea closer 689 NOR 8500 1 EA CLOSER/STOP CLP 8500 689 NOR 1 SET SEALS 5050B BR NGP 1 EA THRESHOLD 613 ALUM NGP 1 EA WALL STOP 407 32D ROC 198NA 1 EA SWEEP ALUM NGP HINGES BB81 4.5 x 4.5 26D PBB BB51 4.5 x 4.5 32D PBB EA LOCK CL3357 PZD 26D COR EA LOCK CL3357 PZD 26D COR 1 EA CLOSER 8500 689 NOR 1 EA CLOSER 8500 689 NOR 1 EA WALL STOP 407 32D ROC 1 EA THRESHOLD 513-3' ALUM NGP 1 EA SWEEP 198NA ALUM NGP 1 EA STOP 32D ROC BB81 4.5 x 4.5 26D PBB EA PASSAGE CL3310 PZD 26D COR ea closer 8500 689 NOR 630 PBB EA HINGE 4.5 x 4.5 NRP SET SEALS 5050B BR NGP CL3357 PZD 26D COR ea lock 1 EA WALL STOP 32D ROC 407 MS EA THRESHOLD ALUM NGP 1 EA KICK 6" x 2" LDW 3BE 32D ROC EA SHOE/SWEEP 318AV-3' ALUM NGP EA DRIP CAP 16A-40" ALUM NGP SET SEALS 5050B BR NGP 6 EA HINGE BB81 4.5 x 4.5 26D PBB 1 EA CLOSER/STOP CLP8500 689 NOR 102 x 70B ea pull 32D ROC 2 EA PUSH 70B 32D ROC HW SET: 27
3 EA HINGE 2 EA CLOSER/HOLD OPEN 8500H 689 NOR BB51 4.5 x 4.5 32D PBB 32D ROC 2 EA KICK 6" x 2" LDW 3BE CL3357 PZD 26D COR ea lock EA CLOSER 8500 689 NOR 613 ALUM NGP ea threshold HINGES BY PREHUNG 26D ea Sweep 198NA ALUM NGP 1 EA LOCK CL3357 PZD 26D COR EA DRIP CAP 16A-40" ALUM NGP 1 EA OVERHEAD STOP GJ-450 26D GJ SET SEALS 5050B BR NGP EA OVERHEAD STOP GJ-450 26D GJ HW SET: 16 HINGE 32D PBB EA BB51 4.5 x 4.5 NRP EA POWER TRANSFER 26D VON EPT-10 3 EA HINGES BB51 4.5 x 4.5 32D PBB 1 EA EXIT DEVICE 32D VON 99 ALK CL3320 PZD 26D COR EA PRIVACY 1 EA CLOSER/STOP CLP8500 689 NOR EA CLOSER 8500 689 NOR 1 EA THRESHOLD 613A ALUM NGP 613 EA THRESHOLD ALUM NGP 1 EA SHOE/SWEEP 318V-3' ALUM NGP ea Sweep 198NA ALUM NGP 1 EA DRIP CAP 16A-40" ALUM NGP EA DRIP CAP 16A-40" ALUM NGP 1 SET SEALS 5050B BR NGP 5050B BR ROC 1 SET SEALS 1 EA KICK 6" x 2" LDW 3BE 32D ROC 6" x 2" LDW 3BE 32D ROC 1 EA KICK 1 EA OVERHEAD STOP GJ-450 26D GJ HINGE EA BB51 4.5 x 4.5 NRP 32D PBB 1 EA ELECTRIC HINGE BB51 4.5 x 4.5 SS 32D PBB BB51 4.5 x 4.5 NRP 32D PBB EH-4-WIRE 1 EA LOCK CL3357 PZD 26D COR EA ACCESS CONTROL ML20905 PSM 32D COR CLP8500 1 EA CLOSER/STOP 689 NOR CLOSER/STOP 1 EA CLP8500 689 NOR 2 EA FLUSHBOLT 555-12 26D ROC THRESHOLD ALUM NGP 1 EA 613A 1 EA THRESHOLD 613 ALUM NGP 1 EA SHOE/SWEEP 318V-3' ALUM NGP 2 EA SWEEP 198NA ALUM NGP 1 EA DRIP CAP 16A-40" ALUM NGP 1 SET SEALS 5050D-17' BR NGP 32D PBB 1 EA KICK 6" x 2" LDW 3BE 32D ROC EA LOCK CL3352 PZD 26D COR EA CLOSER/STOP CLP8500 689 NOR EA FLUSHBOLT 555-12 26D ROC HINGE BB51 4.5 x 4.5 32D PBB ea threshold 613 ALUM NGP EA LOCK CL3357 PZD 26D COR 318AV-3' ALUM NGP 2 EA SWEEP/SHOE 1 EA DRIP CAP 16A-76" ALUM NGP 1 SET SEALS 5050B BR NGP 32D PBB 26D SDC 32D VON 26D COR BB51 4.5 x 4.5 NRP DOUBLE MAG LOCK EXIT DEVICE MORTISE CYLINDER 1080-114 CLOSER/STOP CLP8500 689 NOR THRESHOLD 613 ALUM NGP ALUM NGP EA AUTO DOOR BOTTOM 422N-3 EA DRIP CAP 16A-76" ALUM NGP SET SEALS 5050-20" ALUM NGP 2 EA KICK 6" x 2" LDW 3BE 32D ROC NOTE: CARD READER BY OTHERS 1080-114 26D COR 24,654 MCS FINAL PLAN APPROVAL dos





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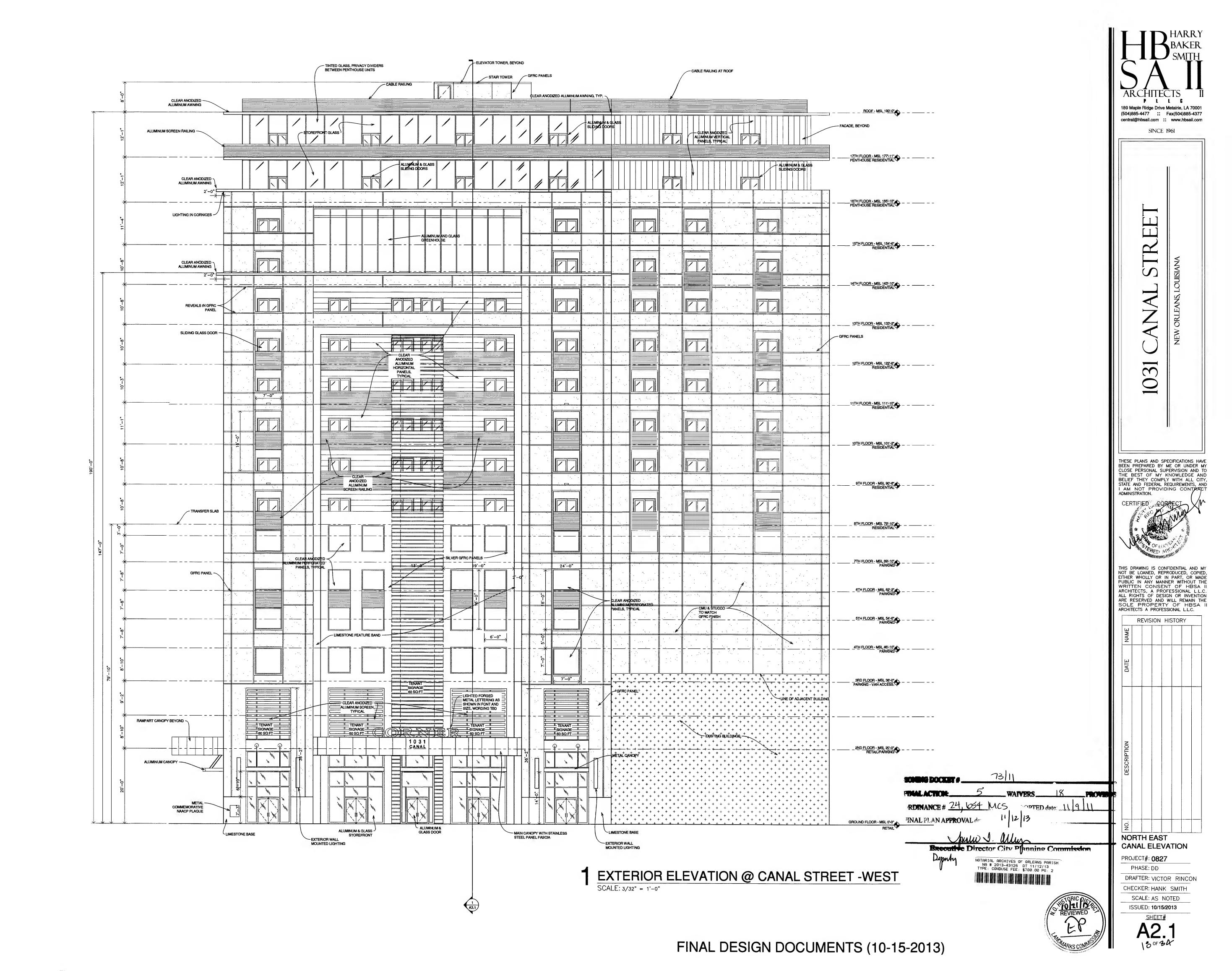
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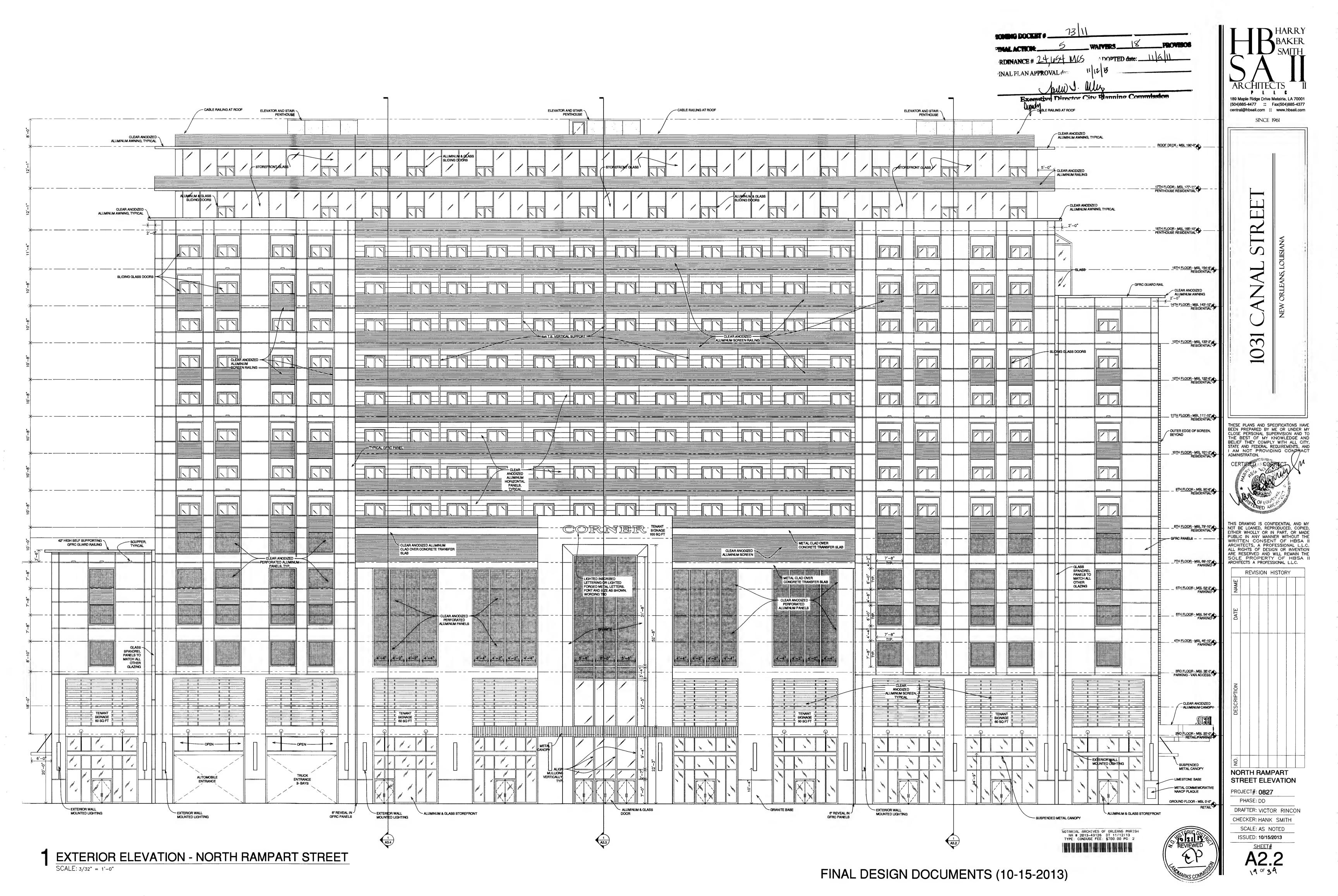
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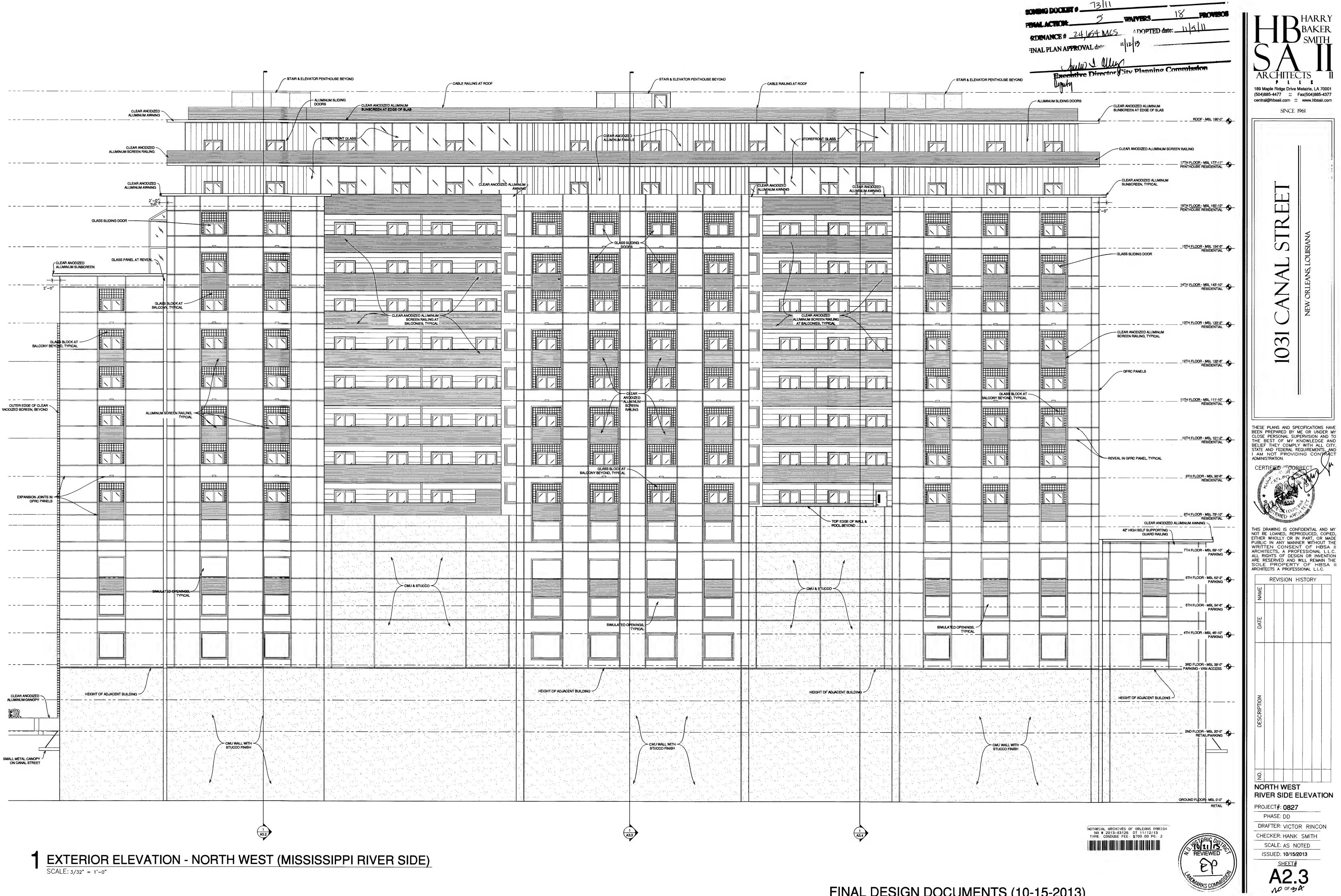
PROJECT#: 0827 PHASE: DD DRAFTER: VICTOR RINCON CHECKER: HANK SMITH

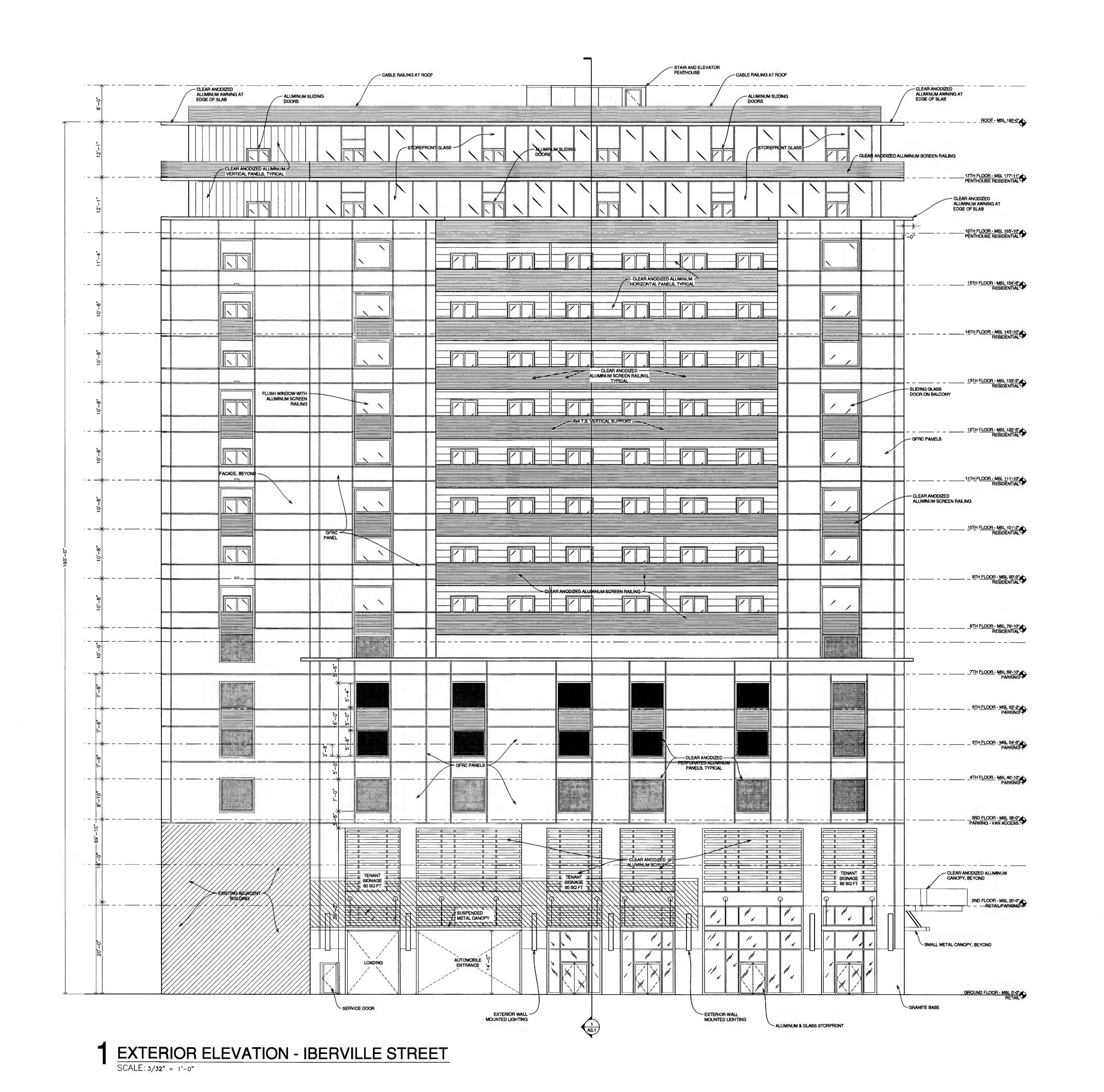
ISSUED: 10/15/2013 SHEET# A1.5.

SCALE: AS NOTED









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ROBANCE # 24, 64 MCS DOPTED date: 11/4 11

FINAL PLAN APPROVAL date: 11/2 13

Executive Director City Planning Commission

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HOTRITAL SPICHLYS. OF ORLEWS PORTSH
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O-15-2013)

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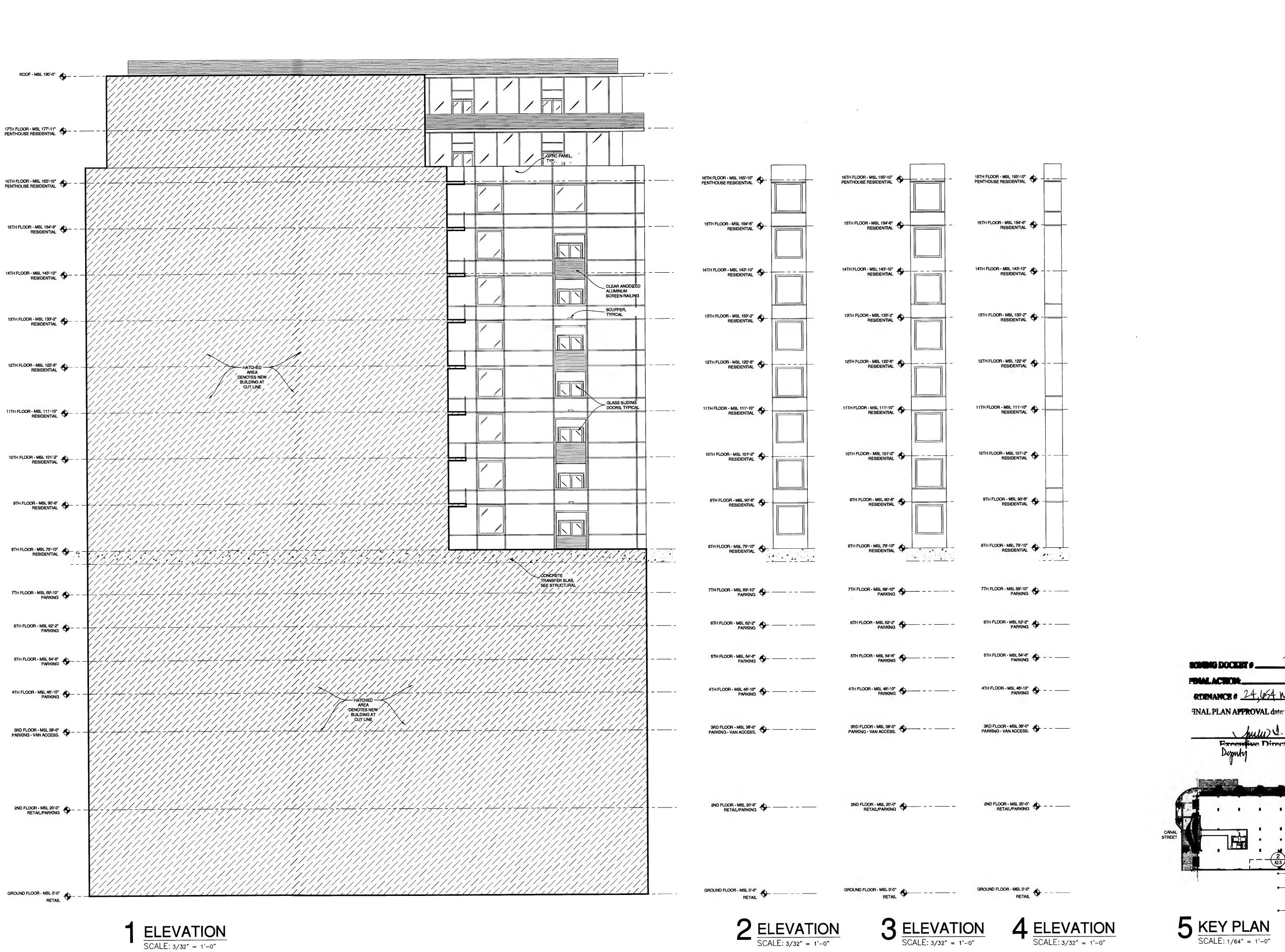
PLLG

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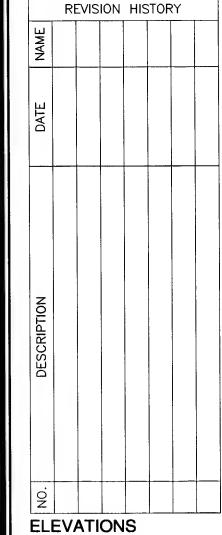
1031 NOTARIAL ARCHIVES OF ORLEANS PARISH NA # 2013-43126 DT 11/12/13 TYPE: CONDUSE FEE: \$700.00 PG: 2 REVIEWED REVIEWED

FINAL DESIGN DOCUMENTS (10-15-2013)

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**ELEVATIONS** 

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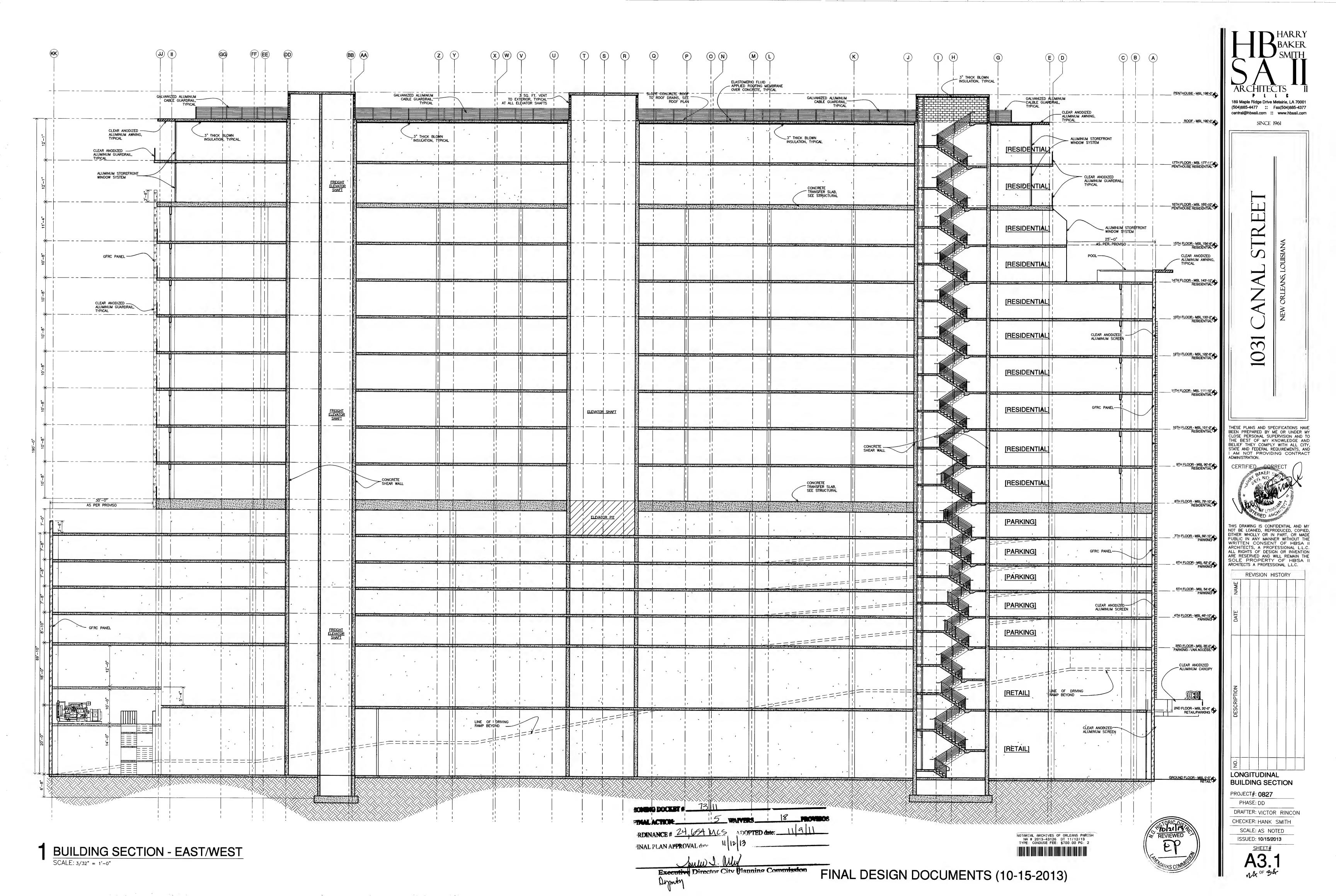
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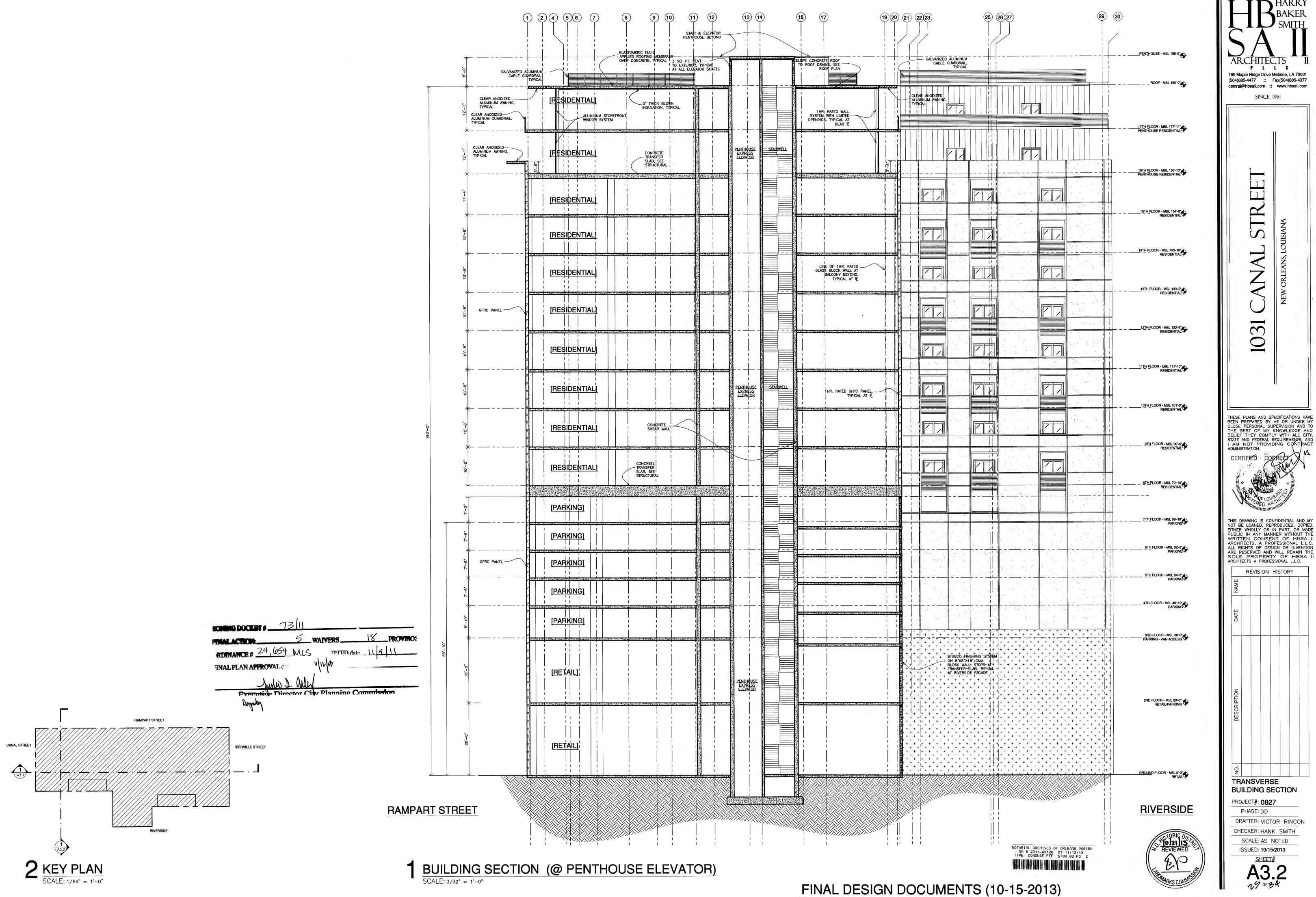
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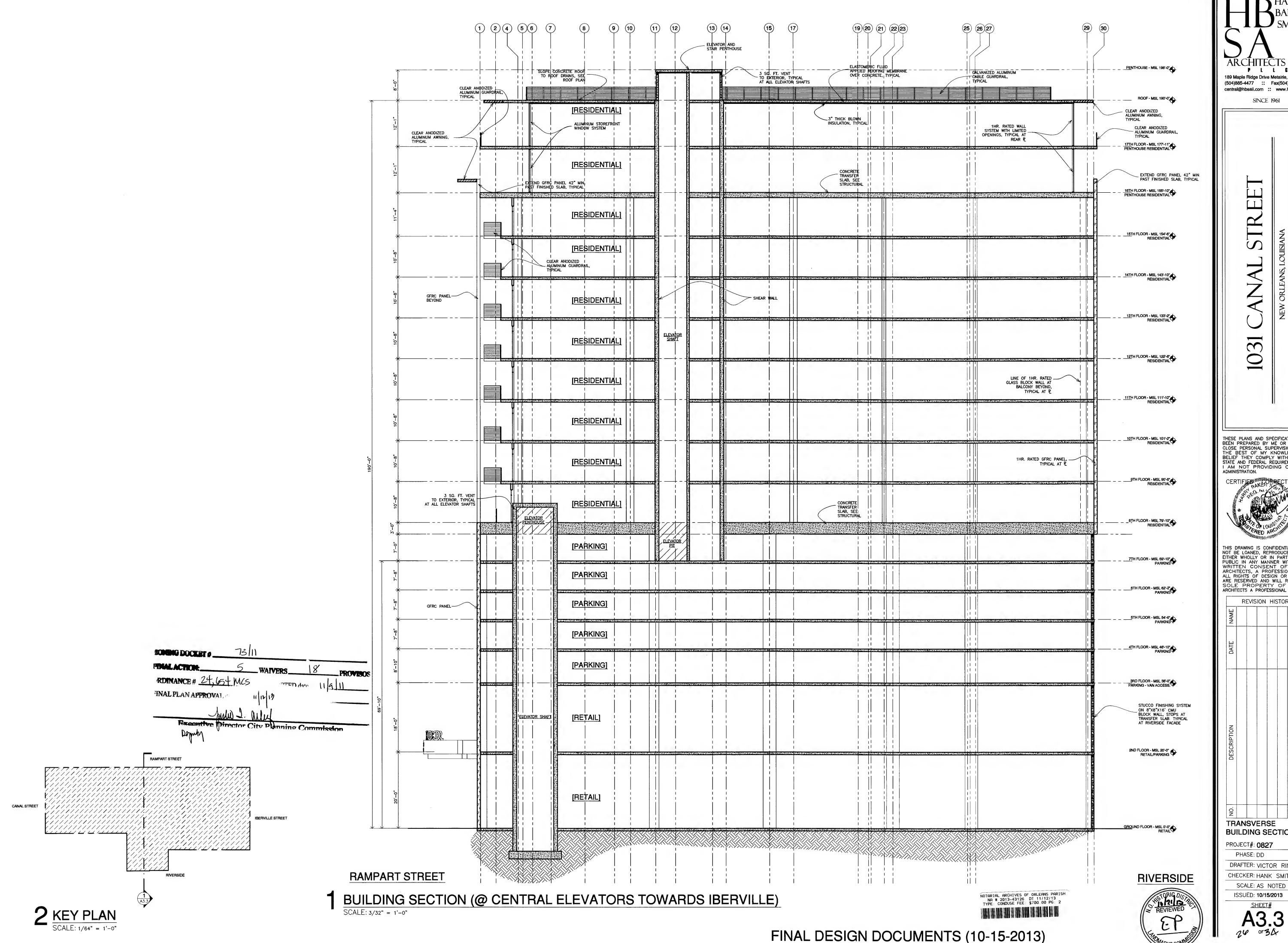
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3 ELEVATION 4 ELEVATION FINAL DESIGN DOCUMENTS (10-15-2013) ELEVATION





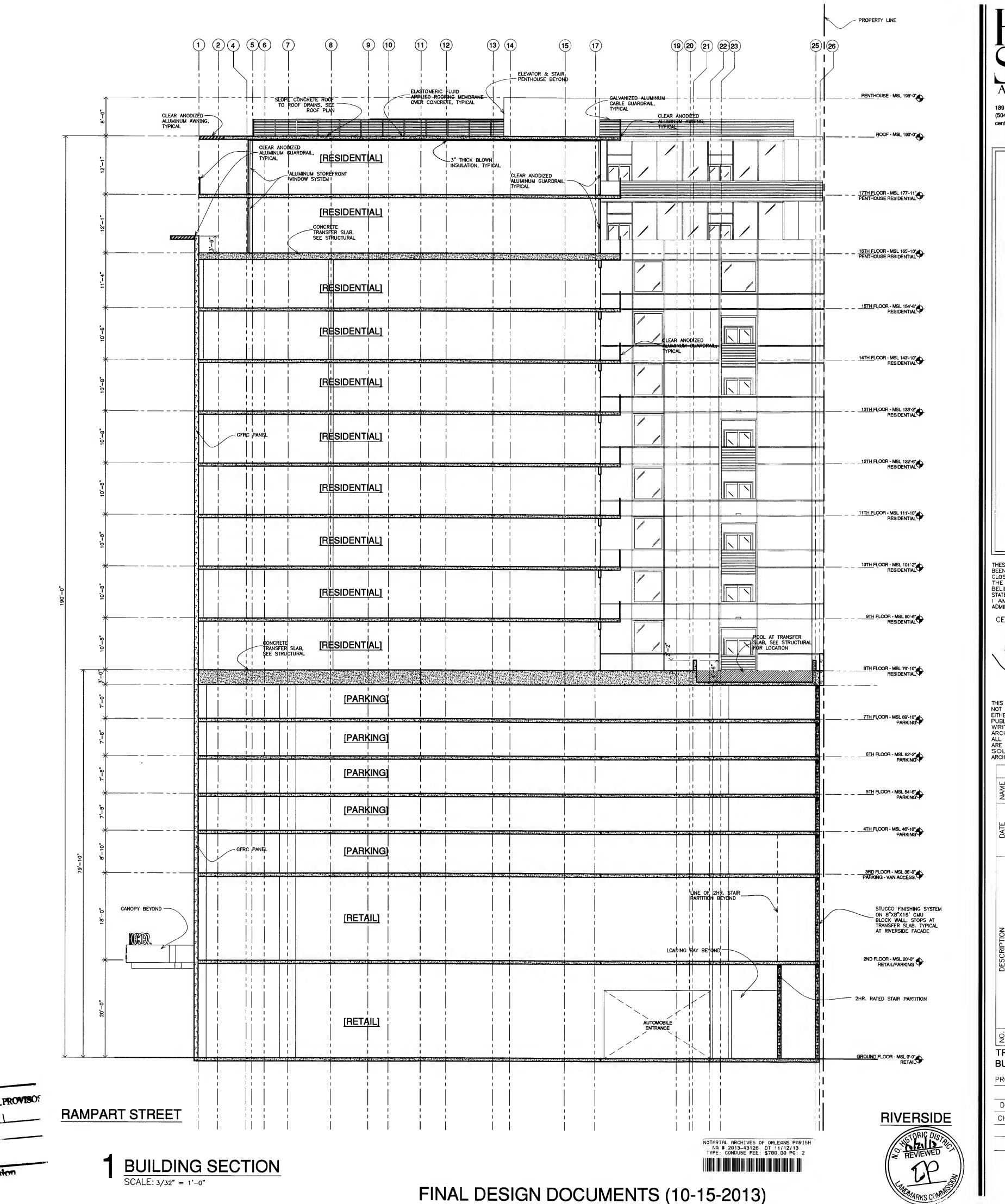
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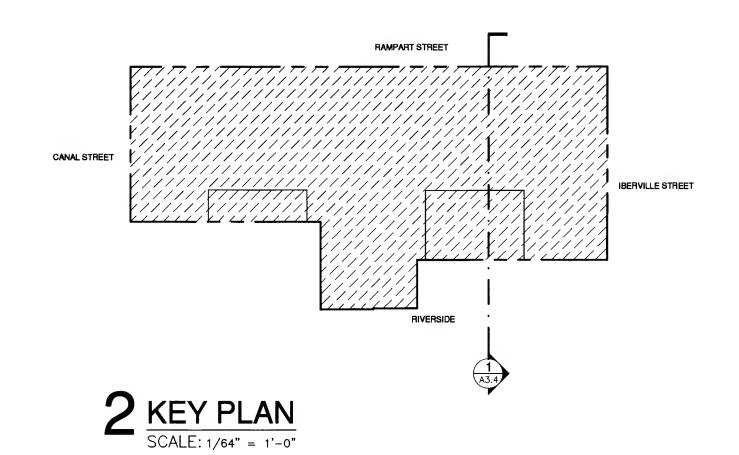


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**BUILDING SECTION** 

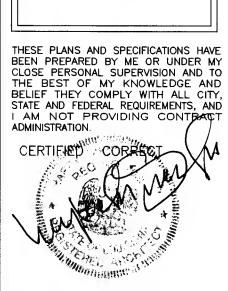
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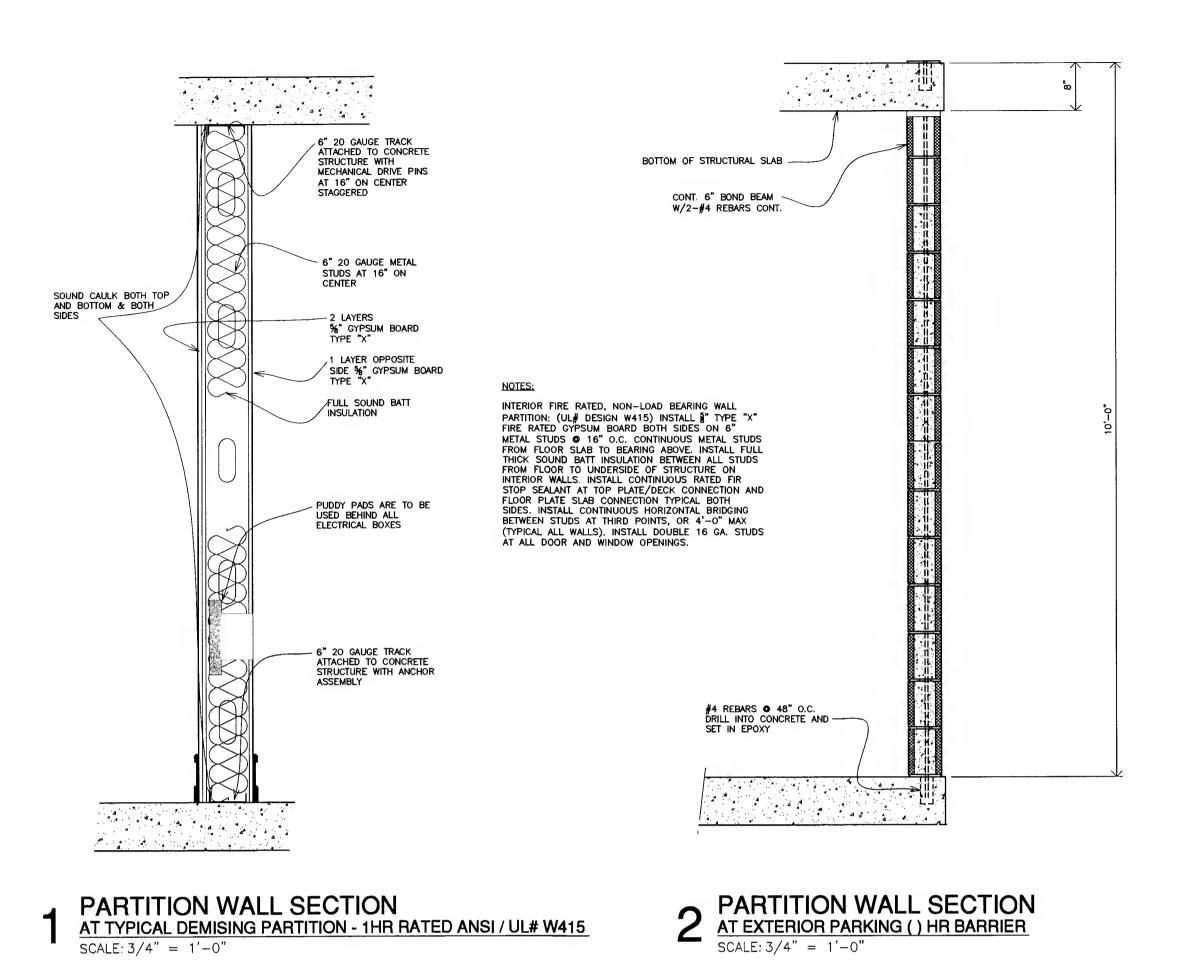
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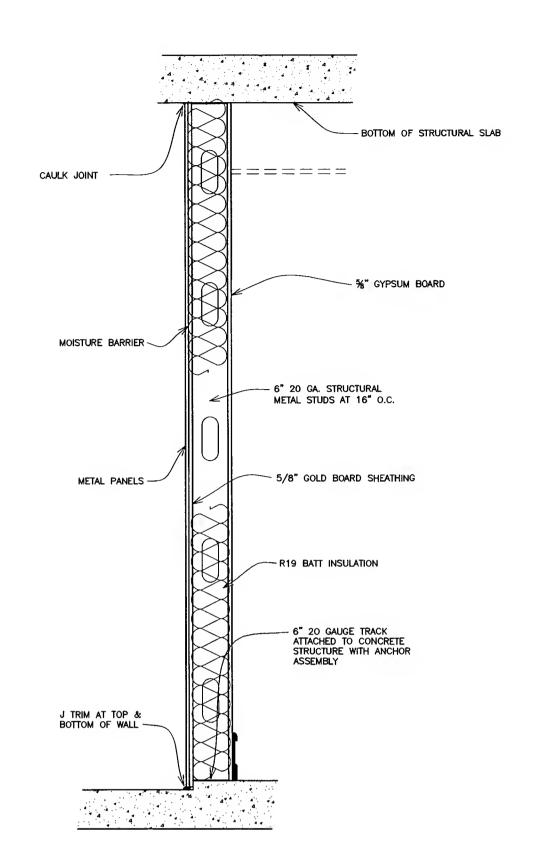
**TRANSVERSE BUILDING SECTION** 

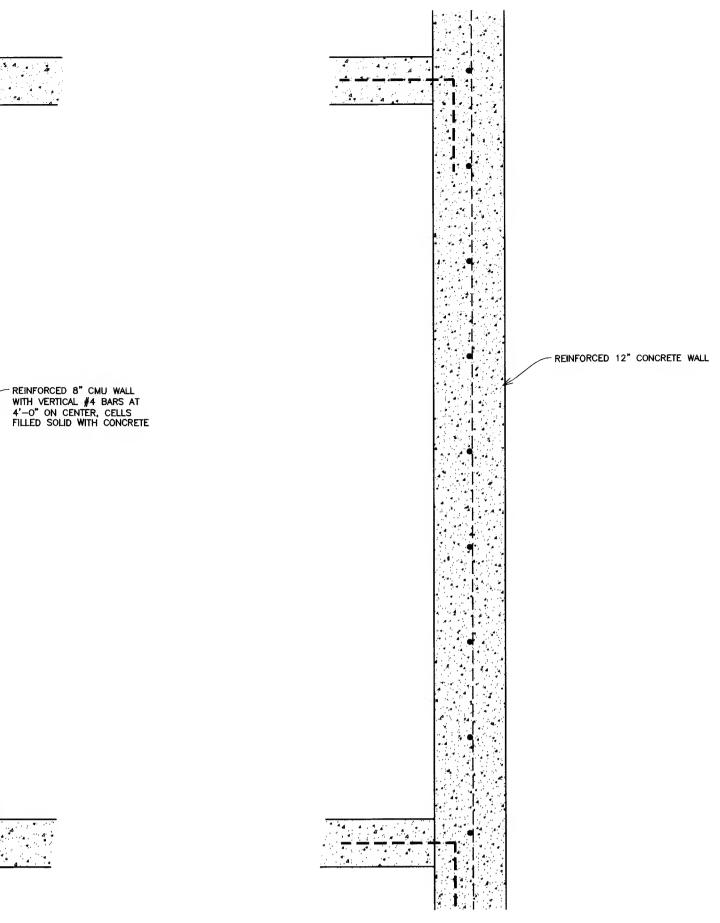
PROJECT#: 0827 PHASE: DD DRAFTER: VICTOR RINCON

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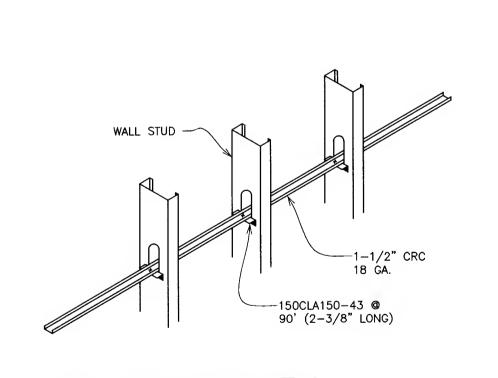


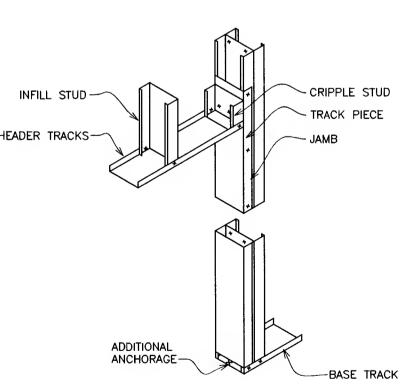


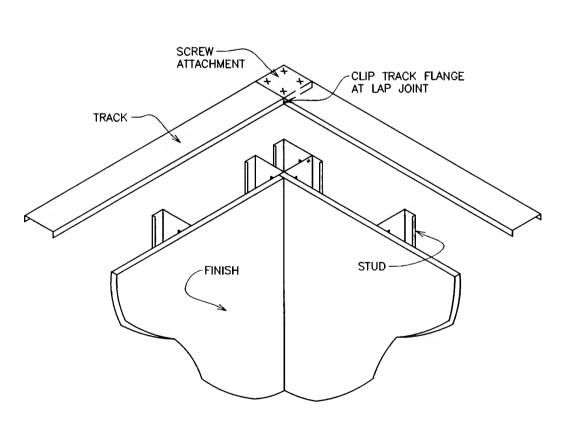
PARTITION WALL SECTION EXTERIOR WALL AT BALCONY
SCALE: 3/4" = 1'-0"

PARTITION WALL SECTION
AT 8" CMU WALL SYSTEM 2HR ENCLOSURE
SCALE: 3/4" = 1'-0"

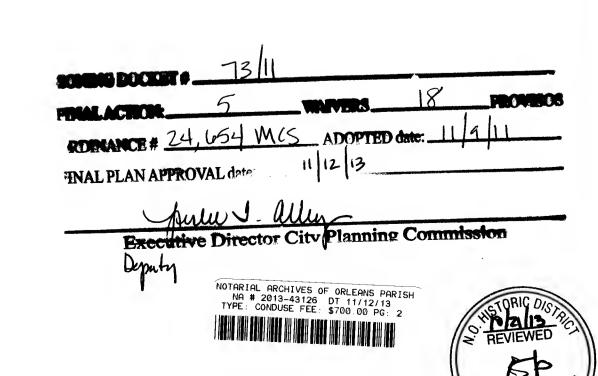
5 PARTITION WALL SECTION
AT 12" REINFORCED CONCRETE 2HR STAIR ENCLOSURE
SCALE: 3/4" = 1'-0"



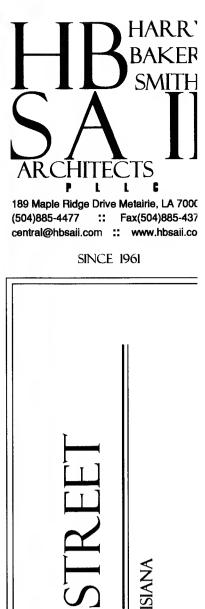




6 WALL BRIDGING DETAIL
AT TYPICAL DEMISING PARTITION - 1HR RATED ANSI / UL# W415



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PROJECT#: 0827

PHASE: DD

DRAFTER: VICTOR RINCON

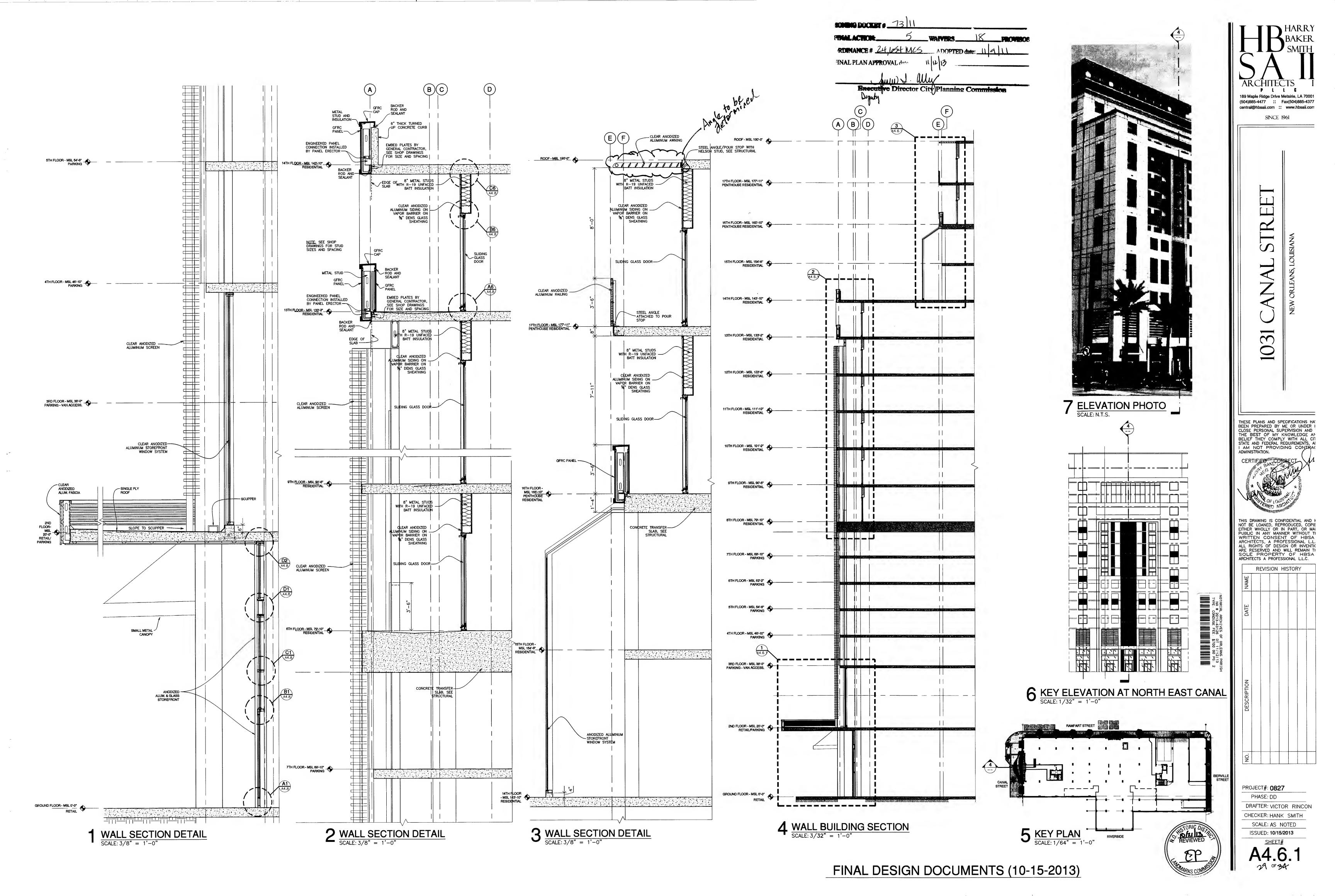
CHECKER: HANK SMITH

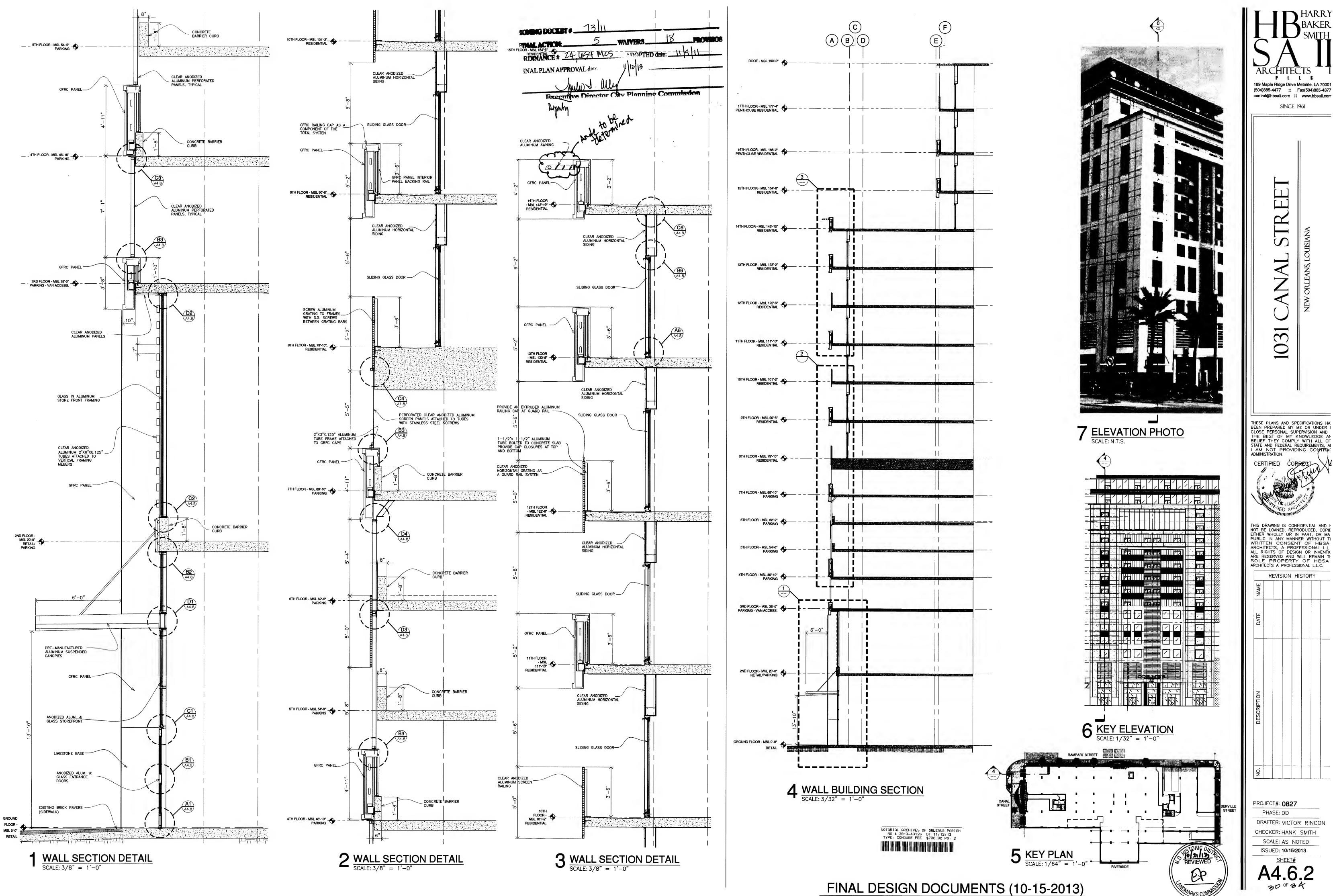
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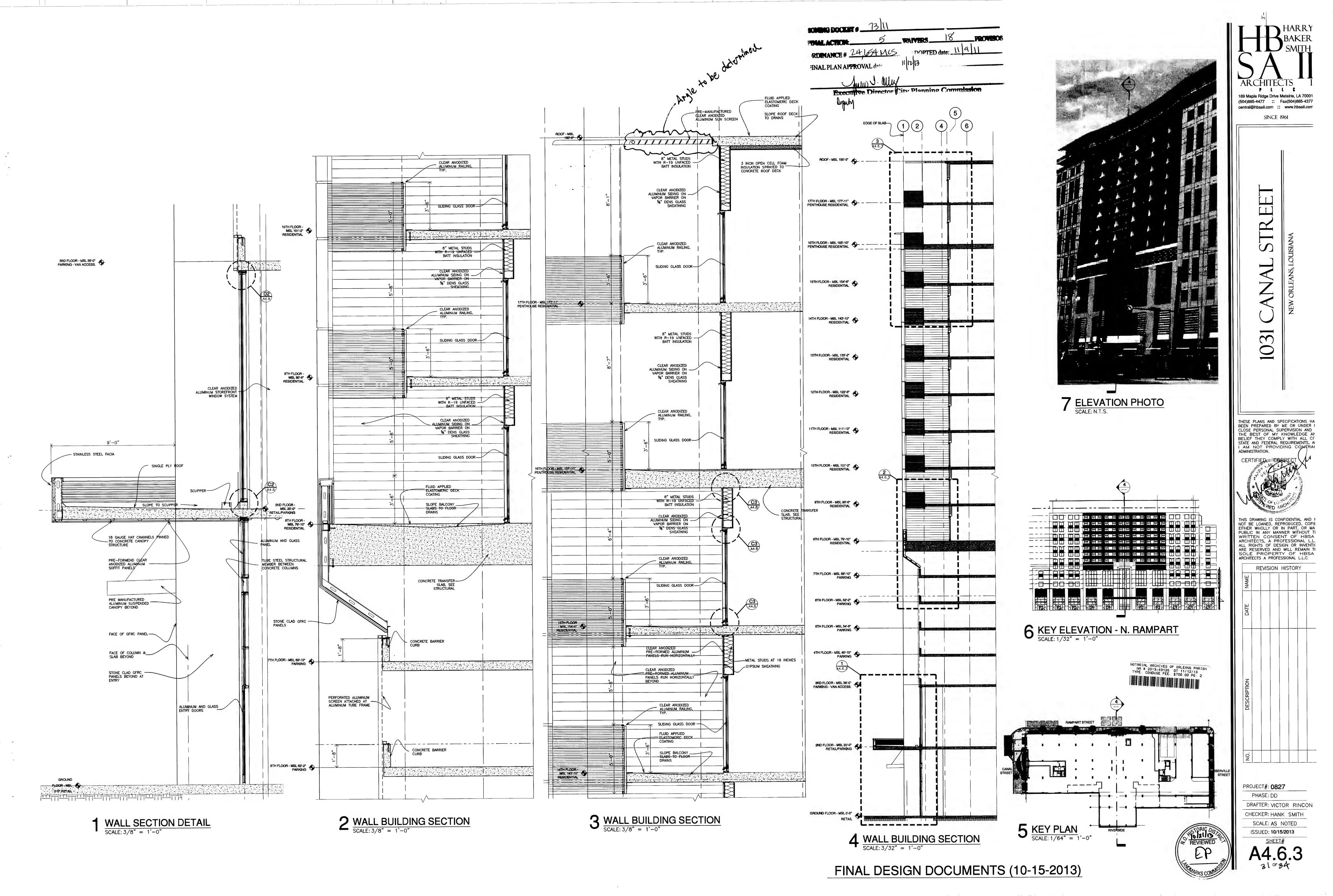
PARTITION DETAILS

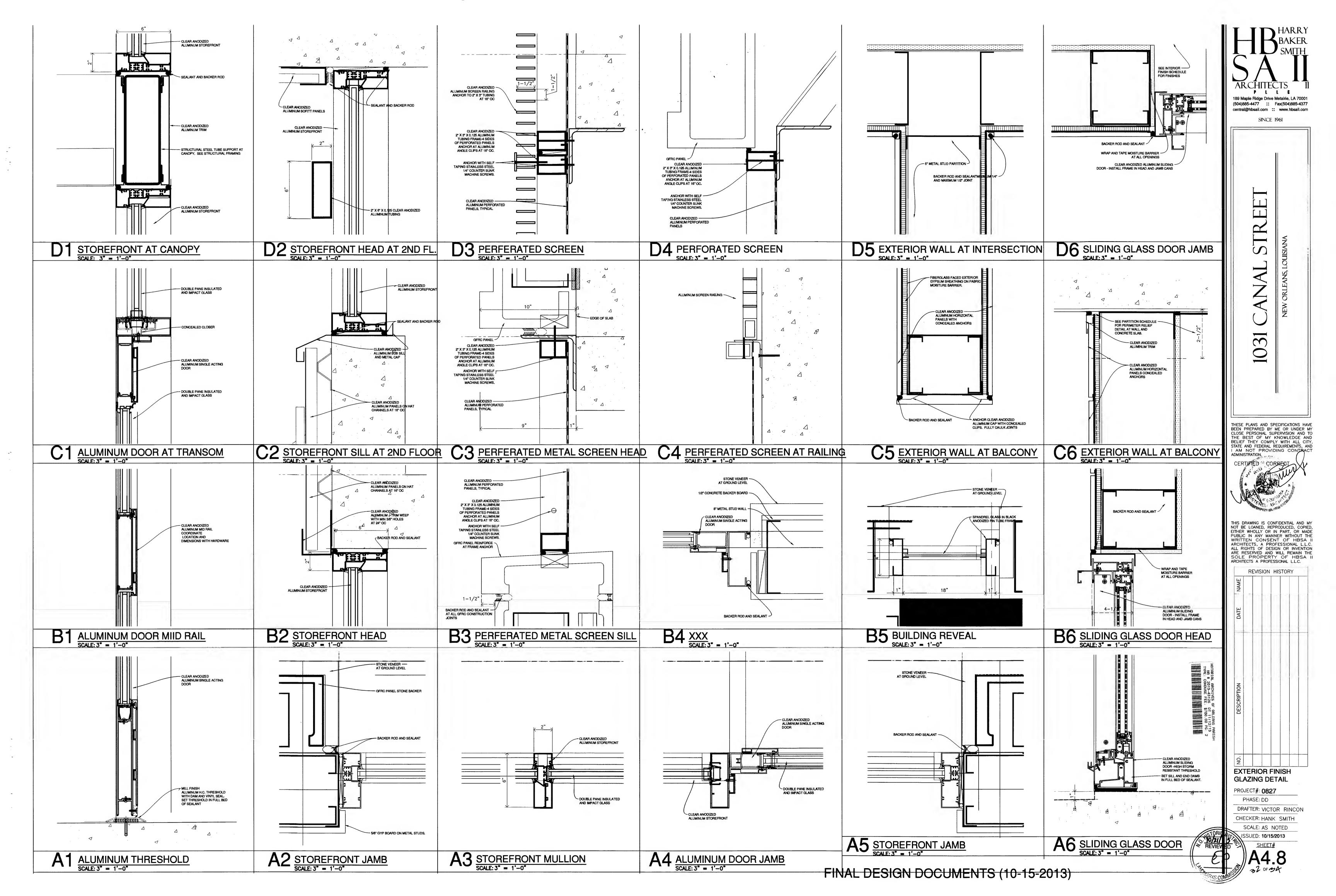
A3.5

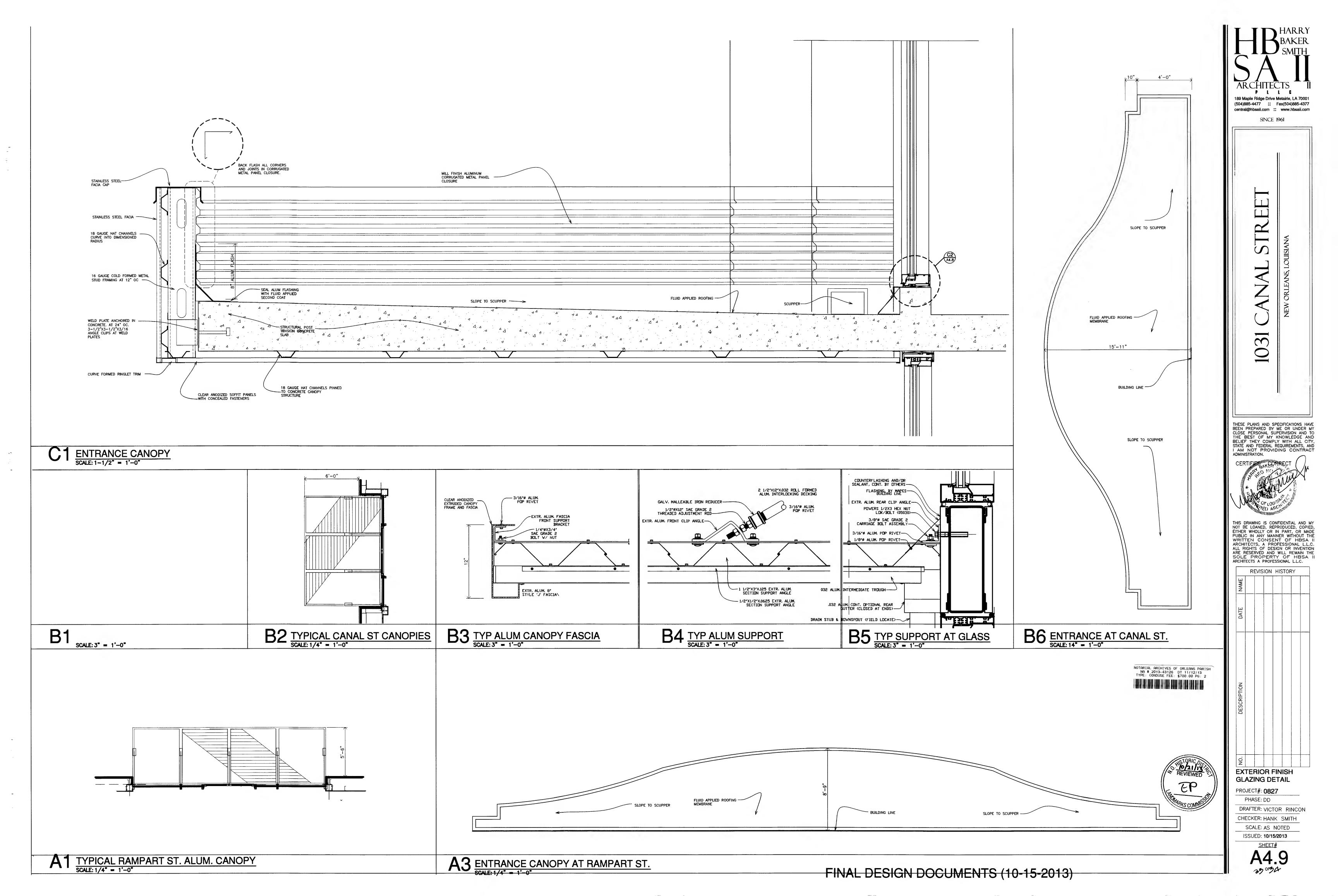




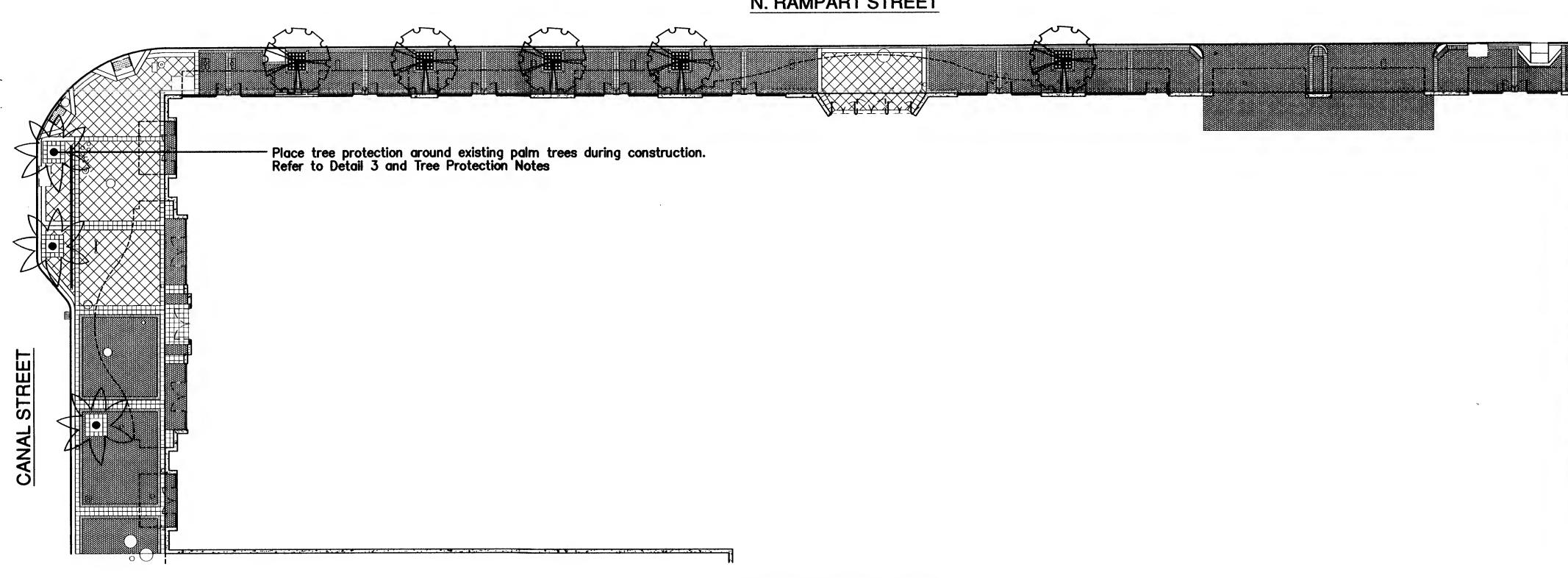
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N. RAMPART STREET



**BURGUNDY STREET (SIDE)** 

SCALE: 1/16" = 1'-0"

### SECTION 02900 - LANDSCAPING

### 4.4 OFNEDAL

- A. Submittals: In addition to product certificates, submit the following where applicable:
- List of plant suppliers and anticipated delivery dates.
   Provide sample or product data of planting mix, top soil, fertilizers, pre-emergent and mulch or any other amendment required for project.
- B. Quality Assurance: Provide trees, shrubs, ground covers, and plants of quality, size, genus, species, and variety indicated, complying with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock." Materials that do not meet the afore mentioned requirements may be rejected.
- C. Special Warranty: Warrant trees, shrubs and ground covers for a period of one year after date of Substantial Completion, against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, abnormal weather conditions unusual for warranty period, or incidents which are beyond Contractor's control.
  - 1. Remove and replace any unhealthy and dead trees and shrubs within the warranty period.

### 1.2 PRODUCTS

- A. Trees and Shrubs: Well—shaped, fully branched, healthy, vigorous nursery—grown stock of sizes and grades indicated, free of disease, insects, eggs, larvae, and defects, conforming to ANSI Z60.1.
- Provide balled and burlapped trees and shrubs, or
   Provide container grown trees and shrubs.
- B. Planting mix: ASTM D 5268, pH range of 5.5 to 7, 4 percent organic material minimum, free of stones 1 inch (25 mm) or larger in any dimension, and other extraneous materials harmful to plant growth.
- 1. Planting mix: Equal parts of sharp sand, peat moss and composted bark.
- C. Lime: ASTM C 602, Class T, agricultural limestone. Add 1,000 2,000 lbs/acre as required according to soil sample.
- D. Peat Humus: Finely divided or granular texture, with a pH range of 6 to 7.5, composed of partially decomposed moss peat (other than sphagnum), peat humus, or reed—sedge peat.
- E. Sawdust or Ground—Bark Humus: Decomposed, nitrogen—treated, of uniform texture, free of chips, stones, sticks, soil, or toxic materials.
- F. Bonemeal: Commercial, raw, finely ground; minimum of 4 percent nitrogen and 20 percent phosphoric acid. Regulate Ph as needed via soil sample.
- G. Superphosphate: Commercial, phosphate mixture, soluble; minimum of 20 percent available phosphoric acid. Regulate Ph as needed via soil sample.
- H. Lawn fertilizer: Once lawn is established, apply 1-1-1 commercial—grade quick release fertilizer. Apply according to manufacturer's recommendations.
- I. Planting bed fertilizer: Osmacote classic 13—13—13 8 to 9 month longevity or Sierra Tabs at planting. Apply in accordance to manufacturer's specifications.
- planting. Apply in accordance to manufacturer's specifications.
- J. Pre—emergent Herbicide: FreeHand, Barricade G, Pendulum 2G, or Sanpshot. Apply according to manufacturer's recommendations for pre and post planting.
- K. Organic Mulch: Organic mulch, free from deleterious materials and suitable as a top dressing, consisting of ground or shredded bark, wood or bark chips, or pine straw, or shredded hardwood.

### 1 7 EVECUTION

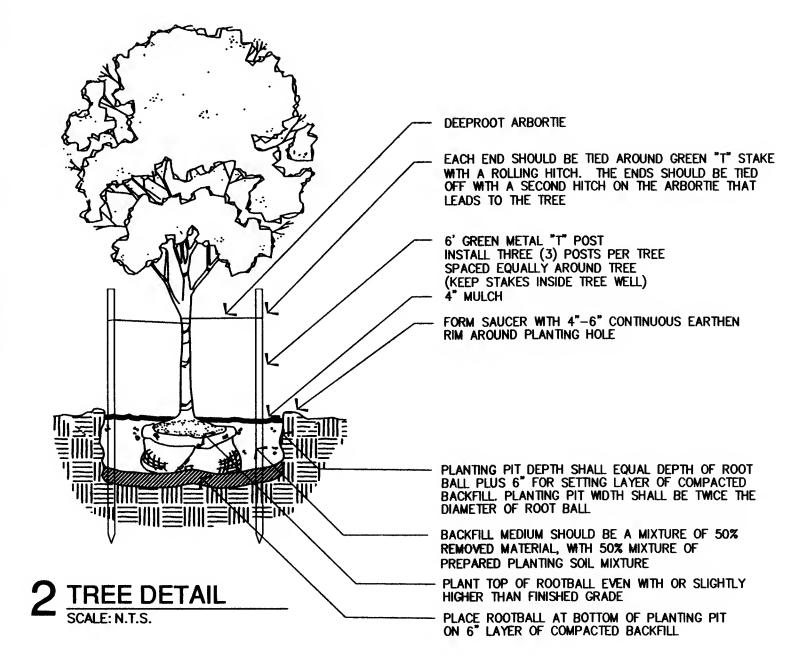
Tree Wells to be 4'x4'

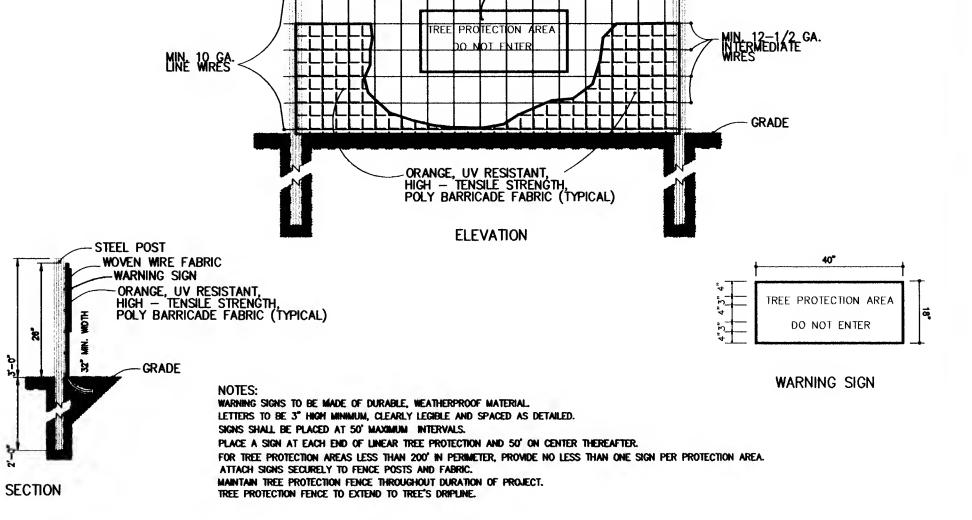
- A. Planting Mix Preparation: Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful to plant growth. Mix soil amendments and
- B. Ground Cover and Plant Bed Preparation: Loosen subgrade of planting bed areas to a minimum depth of 6 inches (150 mm). Remove stones larger than 1-1/2 inches (38 mm) in any dimension and sticks, roots, rubbish, and other extraneous materials.
- 1. Spread planting soil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 the thickness of planting soil mixture required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil mixture.
- C. Excavation for Trees and Shrubs: Excavate pits with vertical sides and with bottom of excavation slightly raised at center to assist drainage. Excavate approximately 1-1/2 times as wide as ball diameter and deep enough to allow placing of root ball on a setting layer of planting soil. Loosen hard subsoil in bottom of excavation.
- D. Planting Trees and Shrubs: Set stock plumb and in center of pit or trench with top of ball raised above adjacent finish grades.
- 1 Place a patting laws of compacted planting soil
- Place a setting layer of compacted planting soil.
   Cut burlap and wire baskets from tops of balls and pull partially from sides, but do not remove from under balls. Do not use planting stock if ball is cracked or broken before or during planting operation.
- 3. Place backfill around ball in layers, tamping to settle backfill and eliminate vaids and air pockets.
- 4. Dish and tamp top of backfill to form a 3—inch— (75—mm—) high mound around the rim of the pit. Do not cover top of root ball with backfill.
- E. Tree and Shrub Pruning: Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are size after pruning.
- F. Planting Bed Fertilizer: Install per manufactures recommendations
- G. Pre-Emergent Herbicide: Install per manufactures recommendations
- H. Mulching: Completely cover area to be mulched. Apply mulch and finish level with adjacent finish grades. Do not place mulch against trunks or stems.
- 1. Mulch Type and Thickness: Cut pine straw (bags), 4 inches (100 mm) thick as indicated in all bed areas on drawings.
- all bed areas on drawings.
- Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of it off the Owner's property.

END OF SECTION 02900

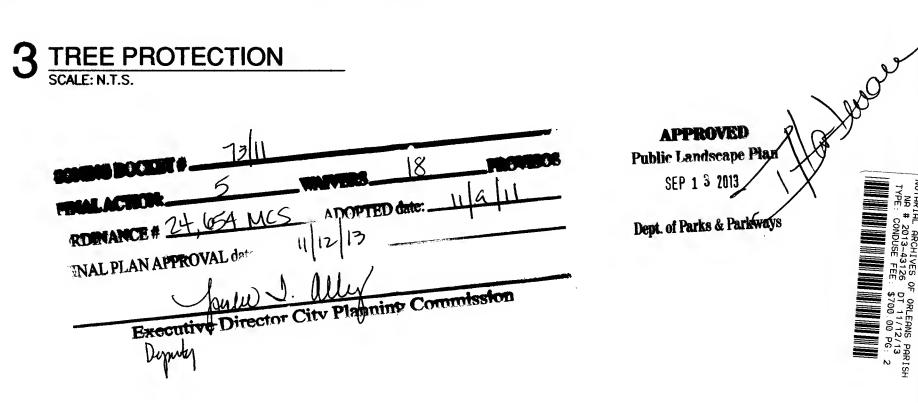
### Tree Protection Notes:

- The area beneath the canopy of the tree shall be designated
- as a tree protection zone.
  Stockpiling of materials, trash, soil, gravel, movement of machinery
- and heavy equipment are prohibited in the tree protection zone.
  Trees designated for fencing shall be completely enclosed by a fence a minimum height of six feet. The limits of the fence shall extend to the drip line.
- Tree protection fencing must be in place prior to any clearing or site work.
- Tree protection fencing must remain in place until all construction
- has been completed or final acceptance is issued, whichever is latest.
- Tree protection fencing must carry durable signs designating the area as "TREE PROTECTION ZONE—NO ENTRY." Such signs will be placed around the perimeter of all tree protection zones with a maximum spacing of twenty—five feet. Signs shall be a minimum of eight by ten inches in size and shall be firmly affixed to the tree protection fence.
- If tree protection fencing cannot be installed in-ground, temporary fencing panels shall be placed around the existing tree and secured to a hard surface. Ensure tree protection fence does not interfere with existing roadways or hinder any surrounding pedestrian traffic.





ARIABLE AS DIRECTED BY THE ENGINEER



FINAL DEVELOPMENT DOCUMENTS (08-22-13)

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SELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND I AM NOT BETT HANG CONTRACT ADMINISTRATION

CERTIFIED CORRECT

JOSEPH GRANTEL

REGIT 98-0458

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REVISION HISTORY

BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND

NO. DESCRIPTION DATE NAME

PROJECT#: 0827

PHASE: DD

DRAFTER: VR

CHECKER: HANK SMITH

SCALE: AS NOTED

ISSUED: 08/16/2013

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